

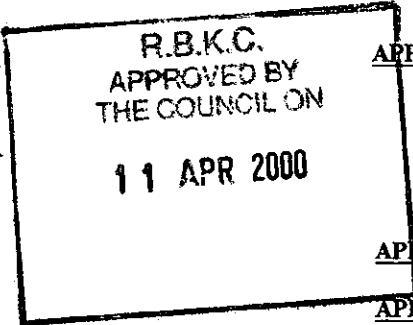
ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 11/04/2000 APP NO. PP/99/02504/CUSE/11  
AGENDA ITEM NO. 4063

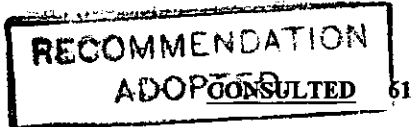
ADDRESS

Blair House Hotel,  
34 Draycott Place,  
Chelsea, SW3 2SA



APPLICATION DATED 07/12/1999  
APPLICATION COMPLETE 13/12/1999  
APPLICATION REVISED 06/03/2000 and 16/03/2000

APPLICANT/AGENT ADDRESS: DTZ PIEDA Consulting, One Cuzon Street, London W1  
CONSERVATION AREA Sloane Square  
ARTICLE '4' No  
WARDS Royal Hospital



LISTED BUILDING NO  
HBMCDIRECTION N/A  
OBJECTIONS 0

SUPPORT 0 PETITION 0

Applicant Cantonville Properties Limited

PROPOSAL:

Change of use from hotel (C1) to residential accommodation to provide six self-contained flats, alterations to the rear fenestration, the erection of a glazed rooflight and the remodelling of the existing stairway enclosure.

RBK&C Drawing No(s): PP/99/02504, PP/99/02504/A and PP/99/02504/B  
Applicant's Drawing No(s): 9973/010, 9973/100, 9973/101, 9973/102A, 9973/103, 9973/110, 9973/111/B, 9973/112/B and 9973/113/B

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. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation, before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
  - (a) **the materials to be used on the external faces of the building(s). (C011)**  
*Reason* - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)
3. **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)
4. **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)
5. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**  
*Reason* - To safeguard the appearance of the building / terrace / area. (R077)

**INFORMATIVES**

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

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5. I22

6. I30

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## **1.0 THE SITE**

- 1.1 No. 34 Draycott Place, known as the Blair House Hotel, is a five storey mid-terrace property with basement situated on the north-west side of the street almost directly opposite No. 31 which is the subject of a report elsewhere on this agenda. It is constructed of red brick with the terrace as a whole characterised by bays and gables with ironwork by way of decoration at first floor level. The red brick terrace dates from the late nineteenth century, and lies within the Sloane Square Conservation Area.
- 1.2 The property is at present in hotel use and comprises of 11 bedrooms and 4 ancillary bedrooms for staff.
- 1.3 The present roof above the parapet contains a stairwell enclosure and lift motor room.

## **2.0 PROPOSAL**

- 2.1 The proposal is for the change of use of the hotel (Class C1) to create residential accommodation in the form of 2 one bedroom and 4 two bedroom flats thereby creating six residential units. This proposal is linked to that at No. 31 Draycott Place which appears elsewhere on this agenda and would be subject to a legal agreement that the residential accommodation had to be ready for occupation prior to the hotel use at No. 31 commencing.
- 2.2 The proposal also involves altering the fenestration pattern of the rear elevation, the insertion of new timber sash windows, the removal of the lift motor room and its replacement with a smaller roof lantern and the remodelling of the existing roof stairway enclosure.

## **3.0 PLANNING HISTORY**

- 3.1 There is no relevant planning history relating to the site but it is believed that the Blair House hotel has been in existence for many years.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The principal considerations are whether the proposal will preserve or enhance the character or appearance of the Sloane Square Conservation Area, be in accordance with Housing policies, residential amenity and whether there are any highway implications.
- 4.2 Policies CD48, CD52 and CD53 aim to preserve or enhance the character or appearance of conservation areas.

- 4.3 Policy CD25 seeks that all development in any part of the Borough is to a high standard of design.
- 4.4 Policy CD30 requires development to be designed to ensure visual privacy of residents and the working population.
- 4.5 Policy H2 seeks the development of land and buildings for residential use unless:
- (a) a satisfactory residential environment cannot reasonably be achieved by reason of excessive noise, inappropriate location or ground contamination; or
  - (b) the land is required for the provision of social or community facilities to meet local needs; or
  - (c) the development is for the replacement on the same site of existing commercial floorspace which has not given rise to environmental or traffic problems.
- 4.6 Policy H3 encourages the use of property, wherever appropriate, for residential purposes and, in particular, property purpose-built for residential accommodation where presently in another use.
- 4.7 Policy TR39 resists development which would result in any significant increase in congestion, or any significant increase in safety, on the roads or on public transport.
- 4.8 In terms of the conversion of the existing commercial floorspace, this will be transferred to the property opposite at No. 31. The conversion to residential accommodation is supported by Policy H3 and the caveats to Policy H2 are not considered to apply in this case. As this change of use complies with Council policy, there is no need for it to be followed by a planning obligation.
- 4.9 Traffic generation and residential amenity may be approved by the conversion of the property to residential use and the consolidation of the hotel use to one site within Draycott Place may result in a reduction in servicing. On this basis, the proposal is considered to comply with Policy TR39.
- 4.10 With reference to the character or appearance of the conservation area, the alteration of windows on the rear elevation and the insertion of timber sash windows is considered to help restore the pattern and rhythm of windows within the terrace which have been altered in the past. It is considered that no further overlooking should occur as a result of this change and the proposal is in compliance with Policies CD25, CD30, CD48, CD52 and CD53 of the Unitary Development Plan.
- 4.11 The removal of the existing lift enclosure at roof level and its replacement by a much smaller glazed rooflight is considered to be a positive enhancement to the character and appearance of the conservation area. Although the stairwell enclosure will remain revised plans have been received reducing its height and

therefore any impact at upper floor levels within the street. On this basis this aspect of the proposals are considered to be positive enhancements.

**5.0 PUBLIC CONSULTATION**

5.1 The occupiers of 61 properties in Draycott Place have been consulted on the proposal.

5.2 There have been no replies to date.

**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/99/02504 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: JW  
Report Approved By: BC/LAWJ  
Date Report Approved: 31/03/2000**

**PSC0004/JW.REP**