

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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MEMBERS' PANEL

APP NO. PP/99/02507/CHSE/50
AGENDA ITEM NO. 576

ADDRESS

27 Royal Avenue,
Chelsea, SW3 4QE

APPLICATION DATED 08/12/1999

APPLICATION COMPLETE 13/12/1999

APPLICATION REVISED 19/04/2000 and
17/05/2000

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Royal Hospital CAPS Yes

Barrett Lloyd
Davis Ass.,
535 King's Road,
London
SW10 0SZ

ARTICLE '4' No WARD Royal Hospital

LISTED BUILDING II

HBMC DIRECTION N/A

CONSULTED 14 OBJECTIONS 1

SUPPORT 0 PETITION 0

Applicant Mr. Charles Gregson

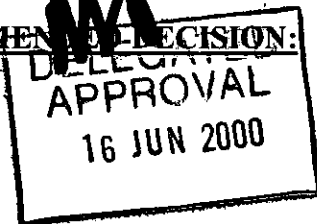
PROPOSAL:

Erection of rear extensions, alterations and replacement of front basement window.

RBK&C Drawing No(s): PP/99/02507, PP/99/02507/A and PP/99/02507/B
Applicant's Drawing No(s): Surveys:001, 002, 003, 004, 005, 006, 021, 041, 042, 043,
Proposed: P300/B, P301/B, P302/B, P303/A, P304/A,
P340/B, P341A and P320/C

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. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the relevant part of the work is begun:**
 - (a) **trellis to boundary wall. (C208)**
Reason - In order to preserve and enhance the character and appearance of the Conservation Area. (R206)
4. **The windows 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 proposed conservatory shall be timber framed and painted a colour to be submitted to and agreed in writing by the Executive Director, Planning and Conservation, and so maintained.**
Reason - In order to preserve and enhance the character and appearance of the Conservation Area.
6. **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. I21

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1.0 THE SITE

- 1.1 The application relates to a mid-terrace property. The terrace runs along the eastern side of Royal Avenue, and backs onto properties in Walpole Street. The property is a single family dwelling.
- 1.2 The property is a Grade II listed building and lies within the Royal Hospital Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission and listed building consent are sought for the alterations to the front and rear including the erection of a conservatory to the rear at basement and ground floor level and an extension to the rear closet wing at second and third floor landing level. The property is to be used as a single family dwelling.
- 2.2 Listed building consent is also sought for internal alterations to all floors.

3.0 RELEVANT PLANNING HISTORY

- 3.1 New windows and the erection of a staircase enclosure were deemed to be permitted development in 1969.
- 3.2 Planning permission for use of the property as two self contained maisonettes was granted in 1981 with listed building consent for the associated internal alterations.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration relate to, firstly, the impact that the proposal may have on the special architectural character and the historic interest of the Grade II listed building and on the character and appearance of the Conservation Area, and secondly, the impact the proposal may have on the amenities of neighbouring properties.
- 4.2 The relevant policies for consideration are as follows:

CD25 (High standard of design);
CD30 (Visual Privacy)
CD28 (Sunlight and daylight);
CD30 (Visual Privacy);
CD41 (Rear extensions);
CD42 (Conservatories)
CD48 (Preserving and enhancing the character of Conservation Areas);

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CD52 (Preserving and enhancing the character of Conservation Areas);

CD53 (High standard of design within Conservation Areas);

CD58 (Preserve special interest of listed buildings).

- 4.3 Firstly, regarding the impact the proposals may have on the special architectural character and the historic interest of the Grade II listed building and on the character and appearance of the Conservation Area, the relevant policies for consideration are CD25, CD41, CD42, CD48, CD52, CD53 and CD58 as noted above.
- 4.4 To the rear of the property, there is an existing two storey glass conservatory which projects forward of the rear closet wing. It is proposed to replace this with a new conservatory which will be set back from the line of the rear closet wing. This is considered to be an improvement. There is a clear precedent for conservatories at basement and ground floor level on the rest of the terrace. The proposed conservatory is not considered to result in any harm to the character and appearance of the conservation area and to be in accordance with the relevant policies, in particular CD35, CD41, CD42.
- 4.5 The proposals includes the extension of the closet wing at second and third floor landing level. The proposed rear extension does not extend above the general height of neighbouring and nearby extensions as other rear outreaches in the terrace rise up to second and third floor levels. The proposed extension does not extend rearward beyond the general rear building line. The detailed design is acceptable. It is therefore considered to be in accordance with Policy CD41.

Formal Observations of the Conservation and Design Officer

- 4.6 The case has been released by English Heritage for the Council to determine. The formal observations of the Conservation and Design Officer are as follows.

"This application concerns alterations and extensions to a house forming part of a terrace dating from the early nineteenth century, which forms part of a formal layout leading to the Royal Hospital.

To the rear of the building currently stands a closet wing which is lower than those upon neighbouring houses, and a two storey cylindrical conservatory-probably dating from the early 1970s's.

It is proposed to raise the closet wing by two storeys, to match the prevailing height of neighbouring closet wings. The existing conservatory is proposed to be replaced with a more sympathetic design, which will be stepped back from the closet wing, rather than projecting forward of it as with the existing conservatory.

Modern, irregular windows are proposed to be removed and the fabric made good, this will result in a more rational fenestration arrangement. The alterations to the rear elevation will better compliment the special character of the listed building, and are welcomed as such.

The interior of the building has been much altered in the past, often in an unsympathetic way. The proposed internal alterations include removal of modern partitions and removal of some structural fabric in the basement. These alterations will cause no harm to the special architectural or historic fabric of the listed building."

- 4.7 The proposals, therefore, are considered to comply with UDP Policies CD25, CD41, CD48, CD52, CD53 and CD58 as they are not considered to harm the special architectural and historic character of this listed building, nor have a detrimental effect on the character and appearance of the conservation area.
- 4.8 Secondly, regarding the impact the proposals may have on the amenities of neighbouring properties, the relevant policies for consideration are CD28 and CD41. CD28 resists development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings. CD41 resists proposals for rear extensions if they would result in any significant worsening of sunlight and daylight conditions or cause an undue cliff-like effect or sense of enclosure to neighbouring property.
- 4.9 It is not considered that the proposed extensions will cause any significant loss of light or outlook to occupiers of neighbouring properties. The proposed conservatory extension at lower ground and ground floor level is an infill extension between closet wings and so will not have any adverse impact upon neighbouring properties. The proposed closet wing extension would not project beyond an angle of 25 degrees in plan when measured from the centre of the nearest window to the adjoining property (no 25). Therefore, it is considered that the proposals will not cause any significant loss of light to adjoining property and it is in accordance with guidelines for daylight and sunlight as set out in the UDP.
- 4.10 The proposal includes a stair and landing to provide access from the garden to the conservatory. Given that this will be partially located behind the line of the existing rear closet wing and the boundary wall will be raised with a trellis by 700mm, it is not considered that the proposed balcony stair and landing will result in any significant overlooking upon the adjoining property. In this respect it is considered to comply with Policy CD30.

5.0 PUBLIC CONSULTATION

- 5.1 Twelve properties have been notified in Royal Avenue and Walpole Street.
- 5.2 The owner of the adjoining property (no. 29) objects to the removal of the existing glass structure to the property which was designed by the architect Tony Cloughley and he considers it has considerable aesthetic value and

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appeal. The writer believes that the dome will be replaced by a solid brick extension which will be twice the height and extend out further into the garden which he considers is an excessive scale of development, of no aesthetic value and diminishing garden space.

- 5.3 Officers consider that there is no policy objection to the demolition of the existing conservatory and it is considered that the proposed new structure will be sympathetic to the existing building since it will be more subordinate to the main building than the existing projecting structure and its detailed design will be in keeping with the architectural and historic interest of this listed building.

The proposal does not involve replacing the existing dome conservatory with a solid brick extension of twice the height, but rather comprises a conservatory extension of the same height as existing and the extension of the closet wing upwards by two storeys. Neither extensions will project any further into the garden than the existing extensions to the house and so there will not be any loss of garden space. The extensions are considered to be subordinate to the main building.

6.0 RECOMMENDATION

- 6.1 Grant Planning Permission.

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