

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION

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MEMBERS' PANEL

APP NO. PP/99/02517/MIND/02
AGENDA ITEM NO. 359

ADDRESS

49 Drayton Gardens,
Kensington, SW109RX

APPLICATION DATED 08/12/1999

APPLICATION COMPLETE 14/12/1999

APPLICATION REVISED 12/01/2000

APPLICANT/AGENT ADDRESS:

Andrew Catto,
16 Roehampton Close,
London, SW15
5LW

CONSERVATION AREA Boltons CAPS Yes

ARTICLE '4' No WARD Courtfield

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 29 OBJECTIONS 1

SUPPORT 0 PETITION 0

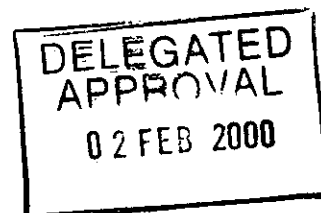
Applicant Delbycrest Limited

PROPOSAL:

Conversion of store rooms to form a one bedroom self-contained flat.

RBK&C Drawing No(s): PP/99/02517/A
Applicant's Drawing No: 012/1A

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. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

4. **All external joinery shall be of white painted timber and so maintained. (C209)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

INFORMATIVES

1. I09
2. I10
3. I21

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1.0 THE SITE

- 1.1 No. 49 Drayton Gardens is a five storey block of flats on the east side of the road backing onto Thistle Grove. It is paired with no. 51 to the south, and together these operate as one mansion block.
- 1.2 The property is unlisted but is located within the Boltons Conservation Area.
- 1.3 The property is sub-divided into self-contained flats.

2.0 PROPOSAL

- 2.1 Planning permission is sought to convert storage rooms to a one bedroom self-contained flat.
- 2.2 Planning permission was granted in 1994 for the conversion of store rooms to a self-contained flat at basement level. Since that time, the number of store rooms that have been made available has increased, and permission is now sought for a larger flat. It is understood that the flat is to provide accommodation for the porter of the mansion block.
- 2.3 The flat would be at basement level, accessed from the central lightwell, in common with other flats on this floor. It would be located to the rear of the block, with new bay windows erected within the basement lightwell to the rear, to match those at no. 51.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted in January 1962 for a transformer chamber.
- 3.2 Planning permission was granted in December 1994 for the conversion of store rooms to a self-contained studio flat. The current application seeks to increase the floor area of this flat.
- 3.3 Conservation Area Consent was granted in November 1995 for the demolition and rebuild of a chimney stack.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration are the impact of the proposal on the dwelling stock of the Borough, on the character and appearance of the Conservation Area, and on the amenities of neighbouring occupiers.
- 4.2 Policy H2 of the Unitary Development Plan seeks the development of land and buildings for residential use except in stated circumstances. This is in line with the

objectives of STRAT13 and STRAT14 of the Unitary Development Plan which seeks to ensure the contribution of the Royal Borough to the dwelling stock of Greater London and to maximise the residential capacity of the Borough.

- 4.3 Policies CD48, CD52 and CD53 of the Unitary Development Plan aim to ensure that any development within a Conservation Area preserves or enhances the character and appearance of that Area.
- 4.4 Given that the proposed flat will be within a mansion block which is already solely in residential use, and that planning permission has already been granted for a smaller flat in the same location, the principle of providing a self-contained flat in the area currently used as store rooms is considered to comply with the housing objectives of this Council.
- 4.5 The floorspace of the proposed flat meets the stated requirements of the Unitary Development Plan.
- 4.6 The proposed external alterations will be relatively inconspicuous, located at half-level below pavement level on Thistle Grove and facing a blank wall. Furthermore, the proposed alterations will match exactly the fenestration at no. 51, providing some balance to the overall appearance of the properties at this level. No harm to the character and appearance of the Conservation Area is therefore envisaged.
- 4.7 The proposed conversion of the stores and associated external alterations are considered to be acceptable, increasing the dwelling stock of the Borough without causing harm to residential amenity of neighbouring occupiers or to the interests of the Conservation Area.

5.0 PUBLIC CONSULTATION

- 5.1 Occupiers of three properties in Drayton Gardens were notified of the proposal.
- 5.2 To date, one letter of representation has been received from an occupier of no. 51 who objects on the grounds that there have been too many conversions of 'broom cupboards' to the detriment of amenity and architectural image. He states that congestion will result from on-street parking, and the character of the block will be adversely affected by the addition of this 'tiny' flat. He also envisages increases in service charges.

The proposal is very similar to a previous conversion approved in 1994, at which time the conversion of the store rooms to a self-contained flat was accepted. The current proposal is not considered to have any different impact in terms of parking or detriment to amenity. Indeed, the current proposal would create a larger flat than that approved. There are not considered to be any changes in material circumstances since the time of the previous approval to warrant a different view.

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6.0 RECOMMENDATION

6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION