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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 21/03/2000

APP NO. PP/99/02563/MIND/09
AGENDA ITEM NO. 2029

ADDRESS

Land Fronting Addison
Crescent, in rear garden of
63 Addison Road,
Kensington, W14 8JJ

APPLICATION DATED 14/12/1999

RECOMMENDATION
ADOPTED.

APPLICATION COMPLETE 21/12/1999

APPLICATION REVISED 01/03/2000

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Holland
Park

CAPS Yes

Maurice Doogan
Associates,
10 Hollywood Road,
Chelsea,
London
SW10 9HY

ARTICLE '4' No

WARD Holland

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 16

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Centre Trustees (C.I.) Ltd/Terrafirma Trustees Ltd.,

PROPOSAL:

Erection of a new three storey house, including a basement.

RBK&C Drawing No(s): PP/99/02563/B

Applicant's Drawing No(s): 3406/1/B and 3406/2/B

RECOMMENDED DECISION: Grant planning permission

APPROVED BY
PLANNING SERVICES CTTEE
21 MAR 2000
CONSENT REF.....

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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 Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) **All external materials;**
 - (b) **Details of the means of enclosure along the front boundary to Addison Crescent.****(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. **All windows shall be timber framed double hung sliding sashes and shall be so maintained.**
Reason - To ensure a satisfactory standard of external appearance. (R071)
4. **The rainwater goods shall be of painted cast metal and shall be so maintained.**
Reason - To ensure a satisfactory standard of external appearance. (R071)
5. **The roof of the single storey extension shall not be used as a terrace at any time.**
Reason - To safeguard the amenity of neighbouring property. (R042)
6. **Notwithstanding the provisions of Article 3, Schedule 2, and Part 1 of the Town and Country Planning General Development Order 1995, no external alterations shall be carried out or extensions constructed to the premises the subject of this permission without the prior approval in writing of the Local Planning Authority. (C070)**
Reason - Because of the limited extent of the site and the proximity of the house to the boundaries.
7. **Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site. (C021)**
Reason - To ensure that trees are adequately protected and to safeguard the amenity. (R020)

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8. **No water tank, lift motor room, or other roof structure shall be erected which rises above the roof of the building, including the roof of any extensions. (C078)**
Reason - To safeguard the appearance of the building and area. (R077)

9. **No plumbing or pipes other than those shown on the drawings hereby approved shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C086)**
Reason - To ensure a satisfactory standard of external appearance. (R085)

10. **The windows in the first floor kitchen and on the first floor landing to the house hereby approved shall be obscurely glazed and so maintained.**
Reason - To safeguard the amenity of neighbouring property. (R042)

INFORMATIVES

1. I02
2. I11
3. I21
4. I30

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1.0 SITE

- 1.1 The site is located to the rear of 63 Addison Road and adjacent to 14 Addison Crescent, which are both substantial victorian properties.
- 1.2 It is currently partly occupied by a greenhouse and partly by open garden area, all within the existing curtilage of 63 Addison Road.

2.0 THE PROPOSAL

- 2.1 Planning Permission is sought for the erection of a three storey, two bedroom house. The house would comprise a basement ground and first floors.
- 2.2 A proposal to provide a garage which would have required a crossover has been deleted from the scheme.

3.0 PLANNING HISTORY

- 3.1 Planning Permission was granted on 20 July 1995 for the erection of a two storey cottage with attached garage, together with reinstatement of vehicular access gates to the front garden including rebuilding of adjacent parts of the boundary wall and formation of a pavement crossover.
- 3.2 The approved scheme is for victorian style with hipped roofs to both ends of the building and a single storey garage with a hipped roof, together with a small front garden. This is still a "live" planning permission expiring on 20th July 2000.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations are the principle of providing a new house on this site, its form and design and impact upon the character and appearance of the Conservation Area and the effect upon levels of amenity enjoyed by the occupiers of neighbouring residential properties.
- 4.2 The relevant policies are included within the "Conservation and Development", "Housing" and "Transportation" chapters of the Unitary Development Plan, in particular Policies CD25, CD44, CD52, CD53, H11, TR44, TR46 and TR48.
- 4.3 The proposal differs from the approved scheme in that a basement has been added to the house and minor alterations to the elevations are proposed including a flat roof to the single storey side portion which replaces the garage.
- 4.4 The principle of providing a new dwelling house is supported generally by the housing policies of the Unitary Development Plan, and in Government

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Guidance for London. The proposed density, at 400 habitable rooms per hectare is in the very high category of densities as defined in the Unitary Development Plan. Given the built form of the surrounding properties, and the existing planning permission it is considered that the density does not present a reason for refusal.

- 4.5 The proposed layout and room sizes are considered to be acceptable and comply with the Unitary Development Plan standards as set out in Chapter 13.
- 4.6 With regard to privacy, the new house would not introduce any windows facing habitable room windows at a distance of less than 18 metres. No windows are proposed in the rear elevation. The kitchen window at first floor level would face towards a window in No. 14 Addison Road, which is not a habitable room. However, in the interests of privacy, it is recommended that this should be obscurely glazed. In addition, one window is proposed to light the staircase. This faces towards a staircase window in 63 Addison Road. It is recommended that this should also be obscurely glazed.
- 4.7 The gap between 14 and 14A Addison Crescent is relatively wide. While No. 14 is a three storey plus basement property, No. 14a is only of two storeys and has a character more like a cottage.
- 4.8 It is considered that the proposed design would be acceptable and would form an appropriate infill between the two existing properties. Details are required by condition of all external materials and details are also required of the proposed boundary treatment in order to clarify the treatment along the Addison Crescent frontage.
- 4.9 The Transportation Officer has commented that Addison Crescent is now designated as a major road, part of a "Red Route". In addition, the proposal would result in the loss of a 6 metre section of residents parking from the existing bay. This would constitute a net loss of on street parking contrary to Policy TR48. As such, objection to a crossover is raised.
- 4.10 In order to overcome this objection, the applicants have deleted the garage from the scheme, and would not longer require a crossover. The area is one where relatively few properties have off-street parking and where on-street residents parking is at a premium. The loss of on-street parking which would be caused by a crossover would be unwelcome here. Further, a new access onto the "Red Route" is considered detrimental to highway safety. It is concluded that the provision of a house with no parking would be preferable in this case.
- 4.11 Overall, it is considered that the scheme would provide a satisfactory addition to the Borough's housing stock. It is considered that this would outweigh the conflict with Policy TR46.

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5.0 CONSULTATION

5.1 Occupiers of 16 neighbouring properties in Addison Road and Addison Crescent have been notified of the proposal.

5.2 To date, two letters raising objection to the scheme have been received.

5.3 One of these is from the Kensington Society. Concern is raised that the building line and would result in overdevelopment of a very shallow site. In addition, it is likely that there would be loss of daylight to No. 14A.

The development of this site, with a building of a similar footprint has already been approved and could still be implemented. The lowest part of the building, the single storey position is set adjacent to No. 14A Addison Crescent.

5.4 An objection is raised by the occupier of No. 14 Addison Crescent. Concern is raised at loss of light to the basement flat in No. 14.

The proposed house is parallel with the solid flank wall of No. 14, and it is considered that it would not result in a significant increase in enclosure to No. 14.

5.5 Concern is raised at the loss of on street parking space. This is covered in the main part of the report, (the garage and crossover are now deleted).

5.6 Concern is raised at the impact of the proposal on the character and appearance of the Conservation Area.

It is considered that the design of the house would be appropriate to the surrounding townscape and would preserve the character and appearance of the Conservation Area.

5.7 A further letter from the occupier of 14 Addison Crescent raises concern regarding loss of light to No. 14 and loss of on-street parking space on street. In addition, concern is raised at infilling the site with a new house.

The issues raised in this letter are all considered to be covered in the main part of the report and in response to the other objections.

5.8 The objectors have been notified of the revised scheme without the garage. Any further representations will be reported verbally.

6.0 RECOMMENDATION

6.1 Grant planning permission.

M.J. FRENCH

PP/99/02563: 6

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION



List of Background Papers:

The contents of file PP/99/02563 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: ALS
Report Approved By: DT/LAWJ
Date Report Approved: 06/03/2000

PSC00.03/ALS.REP

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**ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION**

PLANNING SERVICES COMMITTEE 21st March 2000

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the **CENTRAL** area.

Agenda Item A4
PP/99/1802

53 ABINGDON ROAD, W.8

Late objection

Raising concern that the rooflights would be obtrusive and should be recessed.

Add to Condition 2

(c) rooflights

Agenda Item 2029
PP/99/2563

Rear of 63 ADDISON ROAD W14

Two late objections

One letter, from the Kensington Society, objects to the principle of the dwelling, and the other to it's detail.

As discussed in the report, the principle must be accepted given the extant planning permission for the dwelling. Conditions are recommended to ensure appropriate external detail and boundary treatment, and samples of materials will be required.

Agenda Item 2034
PP/00/0093

185-187 WARWICK ROAD W.14

Add Condition

Any safety railings to the main roof of the building hereby approved shall be positioned no closer to the edge of the roof than 2m, unless otherwise approved in writing by the Executive Director, Planning & Conservation

Agenda Item 2035
PP/99/2121

6a SHAFTSBURY VILLAS

Two late Objections

Two further objections to revised proposal. Both objections are concerned that zinc will prove to be an unsightly roofing material, and one objector is concerned that overlooking would result to the garden of 6 Shaftsbury Villas unless the toilet/cloakroom window was obscured.

Add Condition

The windows to the ground floor toilet and cloakroom facing the garden to no.6 shall be obscurely glazed and so maintained