

ROYAL BOROUGH OF KENSINGTON & CHELSEA

244

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL APP NO. PP/99/02578/CHSE/51  
AGENDA ITEM NO. 524

ADDRESS

14 Alexander Square, Chelsea,  
SW3 2AX

APPLICATION DATED 16/12/1999

APPLICATION COMPLETE 22/12/1999

APPLICATION REVISED 22/03/2000

*Agreed  
28/11/2000*

APPLICANT/AGENT ADDRESS: CONSERVATION AREA Thurloe and CAPS Yes  
Smith's  
Charity

Peter Wood &  
Partners,  
Architects & Designers,  
22B Launceston  
Place,  
London  
W8 5RL

ARTICLE '4' No WARD Brompton

DELEGATED  
APPROVAL  
2 - MAY 2000  
*M. Panel*

LISTED BUILDING II

HBMC DIRECTION N/A

CONSULTED 5

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr and Mrs P Mullen,

PROPOSAL:

Formation of basement extension with conservatory at ground floor level, extension to closet wing at second floor level and associated external alterations.

RBK&C Drawing No(s): PP/99/2578 and PP/99/2578/A  
Applicants drawing No(s) 1260/S-01, 1260 S-02, 1260 S-03, 1260 S-04, 1260 P-01C, 1260 P-02C, 1260 P-03B and 1260/P-04B

RECOMMENDED DECISION: Grant planning permission

25

**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.       **New windows on the shall be timber, double hung, vertical sliding sashes, single glazed without trickle vents and so maintained. (C210)**  
*Reason - To preserve and enhance the character and appearance of the conservation area. (R206)*

**INFORMATIVES**

1.       I09
  
2.       I10
  
3.       I21

26

## **1.0 THE SITE**

- 1.1 The application relates to a five storey (including basement level) mid-terrace property. The terrace runs along the western side of Alexander Square, and backs onto properties in South Terrace and Alexander Place. The property is a single family dwelling.
- 1.2 The property lies within the Thurloe/Smith's Charity 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 rear basement extension with ground floor conservatory above and an extension to the closet wing at second and third floor landing level.
- 2.2 Listed building consent is also sought for internal alterations to all floors.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 No relevant history on this property.

## **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);
  - 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 The proposal includes an extension at basement level with a conservatory extension above at ground floor level. There is a clear precedent for basement extensions with ground floor conservatories of a similar depth or greater to that which is proposed at this property. The proposed basement extension will involve the rebuilding of the existing extensions and outbuildings and squaring off the extension. Whilst this is a full width extension, it is considered to be acceptable given that it is at garden level and there is a clear precedent in the other properties in the terrace. The basement extension will not extend beyond the depth of the rear building line in the terrace.
- 4.5 There are conservatories at ground floor level at no. 16 (TP/87/1167 and 8), no. 17 (TP/87/1225 and 6), and no. 18 (TP/96/1949). Whilst normally conservatories will be resisted if they are above garden level, given that there is a clear precedent, the conservatory is considered to be acceptable in principle. Whilst the depth of the conservatory will extend beyond the depth of the closet wing of the adjoining property to the south (no. 15), it will not extend beyond others in the terrace. The detailed design of the conservatory is considered to be acceptable. The proposed basement and ground floor extensions are therefore 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.
- 4.6 The proposals includes the rebuilding of the rear closet wing and its extension 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

- 4.7 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.

“Rear extension to lightwell

It is proposed to insert an extension at basement level with a conservatory extension over to the rear lightwell. The basement extension has been designed to be in keeping with the building having solid piers and timber French doors. The conservatory extension is traditional in nature following existing precedents within the rear of the terrace.

Rear closet extension

At second floor level it is proposed to provide a closet wing extension. This will be following existing extensions that rise to this height and will not adversely harm the surviving lightwell closet rhythm. The alteration will include many beneficial window alterations which will reunite the appearance of the terrace. It is also proposed to install a balcony to give access to the rear garden which will not adversely harm the character of the building at this low level.

Alterations to the front elevation

To the front it is proposed to replace the windows at second floor level. The windows are non-original and the replacements will reinstate the missing design.

Internal Alterations

At basement level it is proposed to insert partitions to the front and rear rooms. These works will be lightweight in nature and will not adversely harm the surviving plan form.

To the ground floor it is proposed to make an opening between the front and rear rooms. At first floor it is proposed to make alterations to the opening at this level. The new opening at ground is traditional in nature and both works will not adversely harm the integrity of the principal rooms.

At second floor level it is proposed to insert partitions to the rear rooms and make minor openings. These works will be lightweight in nature and will not adversely harm the surviving plan form at this level.

The works proposed will preserve the special architectural and historic interest of this listed building."

- 4.8 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.
- 4.9 Secondly, regarding the impact the proposals may have on the amenities of neighbouring properties, the relevant policies for consideration are policies CD28 and CD41. CD28 resists development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings. Policy 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.
- 4.10 The proposed closet wing will be rebuilt and extended upwards by two additional storeys. It will be increased in depth at ground floor level to the existing depth at first floor level. The original proposal was for an increase in the depth of the closet extension at all floors, in addition to the proposed extension upwards. With regard to the impact on the adjoining property to the north (no.13), this has been substantially altered and extended. It has an extension on the boundary which projects forward of the existing closet wing

to the application site and is chamfered to the side. There are windows in this chamfered extension. The application has now been revised so that the depth of the closet wing will not extend any further than it does presently at first floor level. It is considered that the proposal closet wing extension will not result in any harm in terms of loss of outlook or light.

4.11 The property to the south (no. 15) has a cantilevered extension at second floor level. Given the existing boundary wall it is not considered that the proposal will result in any undue loss of light or increased sense of enclosure to the property.

4.12 The proposal includes a stair and landing to provide access from the garden to the conservatory. Given that the adjoining property (no.13) is already substantially overlooked it is not considered that the proposed balcony stair and landing will result in any significant impact upon the adjoining property. In this respect it is considered to comply with Policy CD30.

**5.0 PUBLIC CONSULTATION**

5.1 Four occupiers of adjoining properties in Alexander Square and Alexander Place have been consulted.

5.2 The owner of No. 13 objects to the original proposal on the grounds that the proposed extension will block the view and light to rooms within the property.

The original proposal included the increasing the depth of the closet wing. The application has been revised so that closet wing does not extend further than the existing extension projects at first floor level. It is not considered that the revised proposal will cause any loss of light or outlook to no. 15.

5.3 Further consultation letters have been sent with regard to the revised drawings. No additional letters have been received in response to these to date.

**6.0 RECOMMENDATION**

6.1 Grant Planning Permission and Listed Building Consent.

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