

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**KENSINGTON
AND CHELSEA**

18 MAY 2000

My Ref: PP/99/02580/CHSE/51/2047
Your Ref: JD

Please ask for: Central Area Team

Dear Sir/Madam,

FILE COPY

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of their powers under the above mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Erection of rear first floor extension, formation of courtyard garden, construction of new glazed roof over ground floor extension and carrying out of elevational alterations.

SITE ADDRESS: 13 Edwardes Square, Kensington, W8 6HE

RBK&C Drawing Nos: PP/99/02580 and PP/99/02580/B

Applicant's Drawing Nos: 259-S-03, 259-S-04, 259-GA-01C and 259- GA-02B.

Application Dated: 17/12/1999

Application Completed: 22/12/1999

Application Revised: 26/04/2000

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

REASON(S) FOR REFUSAL:

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1. The proposed first floor extension would cause detriment to the present levels of residential amenity enjoyed by occupants of the neighbouring property, in particular by increasing the sense of enclosure within that property by an unacceptable degree. As such, the proposal is contrary to the policies of the Unitary Development Plan, in particular Policies CD28, CD41 and CD30a as set out in the deposited Proposed Alterations to the Unitary Development Plan.
2. The proposed first floor extension would, in combination with the existing very large ground floor extension, result in an overall bulk and scale of extension at this property that would harm the character and appearance of this part of the Conservation Area and the special architectural character and historic interest of this Listed Building, contrary to policies of the Unitary Development Plan, in particular Policies CD25, CD41, CD52, CD53 and CD58.

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation