

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

APPROVED BY
PLANNING SERVICES CTTEE
11 APR 2000
CONSENT REF... 30

PLANNING SERVICES COMMITTEE 11/04/2000 APP NO. PP/99/02590/CUSE/51
AGENDA ITEM NO. 65

ADDRESS

31-33 Ansleigh Place,
Kensington, W11 4BW

APPLICATION DATED 01/12/1999

APPLICATION COMPLETE 23/12/1999

APPLICATION REVISED 10/03/2000

APPLICANT/AGENT ADDRESS:

Tara Morgan,
31-33 Ansleigh Place,
Kensington,
London
W11 4BW

CONSERVATION AREA NO

CAPS N/A

ARTICLE '4' No

WARD Avondale

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 25

OBJECTIONS 5

SUPPORT 0

PETITION 0

RECOMMENDATION
ADOPTED.

Applicant Alexander P Coe

PROPOSAL:

Change of use from offices and recording studio (Class B1) to a single family dwelling house (Class C3), together with elevational alterations to the front and rear, and rooflights to the main roof.

RBK&C Drawing No(s): PP/99/02590 and PP/99/02590/A

Applicants Drawing No(s): AS(-)002, /003, /004, /005, /006, /AC(-)002C, /003C, /004B, /005, and /006B received 10/03/00

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 unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
4. **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) details of the sliding timber doors and rail to the front elevation;
 - (b) details of the rooflights in the mainroof.**(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)
5. **The new rear windows shall be painted timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
6. **The roof of the building and any extensions shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority. (C079)**
Reason - To protect the privacy and amenity of neighbouring property. (R079)
7. **The new windows in the rear elevation hereby permitted shall be constructed using only obscured glazing, and shall be permanently fixed shut and so maintained. (C093)**
Reason - To safeguard the amenity of neighbouring property, and in particular to prevent overlooking. (R091)

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8. **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 - To safeguard the amenities of neighbouring properties and to ensure a satisfactory standard of external appearance.

9. **The residential accommodation hereby permitted shall be insulated to ensure that the occupiers of adjoining accommodation do not suffer excessive airborne or impact noise nuisance from the property.**

Reason - To safeguard the amenities of occupiers of the premises. (R052)

10. **The brick arches to the doors in the front elevation shall be retained behind the new sliding doors and shall be so maintained.**

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

INFORMATIVES

- 1. I10
- 2. I21
- 3. I26
- 4. I30

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1.0 THE SITE

- 1.1 No.s 31-33 Ansleigh Place are three, two-storey mews-style properties, situated on the East side of the North end of Ansleigh Place. To the rear, the property backs onto No.s 31-33 Stoneleigh Street. To the North, the flank wall of No.31 Ansleigh Place faces onto the playground of St. Francis Catholic Primary School.
- 1.2 The properties are linked internally and are currently part-vacant, but were previously in use as a recording studio and offices (Class B1).
- 1.3 The properties are not Listed and are not within a Conservation Area.

2.0 DESCRIPTION OF PROPOSAL

- 2.1 The proposal is for the change of use of the premises to a single family dwelling house (Class C3), together with elevational alterations to the front and rear, and rooflights to the main roof.
- 2.2 To the front elevation, it is proposed to replace three sets of outward opening timber doors at ground floor level with new sliding timber doors. To the rear, it is proposed to install three obscure glazed timber sash window within existing bricked up window openings at first floor level.
- 2.3 Three new rooflights are proposed to the main roof. These will be no higher than the rear parapet wall.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history in relation to this application.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations in this case are the principle of the loss of Class B1 floorspace, together with the suitability of residential accommodation in this location, the impact on the appearance of the building and the local area, and the effect on the amenities of occupiers of neighbouring properties.
- 4.2 The relevant Policies of the Unitary Development Plan are as follows:

- . STRAT13 and STRAT14 (Increase dwelling stock of the Borough)
- . H2 (Development of land for residential use)
- . LR14 (Amenity space for new family housing)
- . TR46 (Off-street parking for new residential development)
- . CD44 (External alterations)
- . CD25 (High standards of design)
- . CD30 (Privacy)

- 4.3 There are no policies in the Unitary Development Plan to protect Class B1 uses in this location. Furthermore, this part of Ansleigh Place is primarily residential in nature. The provision of additional residential accommodation is supported by the housing policies of the Unitary Development Plan listed in paragraph 4.2 above.
- 4.4 The proposed house will have three bedrooms. Whilst no outdoor amenity space is proposed, which is contrary to the aims of Policy LR14, it is considered that there is no scope for this fully built-up site to provide amenity space. Furthermore, there is a public open space at Avondale Park, which is within walking distance.
- 4.5 The proposal does not involve any off-street parking provision and the existing property does not have an integral garage. The Transportation Officer has raised objection to the proposal because of the lack of off-street parking provision. Whilst the formation of an integral garage would not be unacceptable in townscape terms, the applicants have stated that it would be difficult to provide because of differences in ground levels. In addition, the applicants have sought to retain the structural integrity of the existing building and an integral garage would not fit in with this intention. It is also considered that the requirements of Policy TR46 of the Unitary Development Plan are difficult to apply to this form of change of use application, where the existing building does not have an integral garage, unlike many mews-style properties. It is considered that the proposed house would be unlikely to generate more on-street parking demand during the daytime than the existing recording studio and offices (which would normally employ several members of staff together with visiting clients). Therefore, whilst it would ideally be preferable to see some off-street parking provision, it is considered that the proposal will not lead to an increase in on-street parking demand in the locality, and therefore, is acceptable, on balance.
- 4.6 The proposed new sliding timber doors to the front elevation will replace existing timber doors which open out over the public highway. The new doors will be of a simple, contemporary design and will be mounted on a steel rail (which will be the sliding mechanism). It is considered that the appearance of the new doors and rail will be appropriate for this mews-style property and the character and appearance of the local area will not be harmed.
- 4.7 The proposed new windows to the rear elevation will be set within existing bricked up openings. They will be timber sashes to match the other windows in the property. It is considered that this element will result in an improved appearance to the rear of the property. The proposed rooflights will have a limited projection and will not be significantly visible from the street. It should also be noted that two existing air conditioning units are proposed to be removed from the roof, which will be a visual enhancement.
- 4.8 The Conservation and Design Officer considers the proposal to be acceptable. It is considered that the appearance of the building and the character and appearance of the local area will not be harmed.

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4.9 The rear windows of the residential flats in No.31 Stoneleigh Street are situated in close proximity to the rear of the application site. Indeed, the closest windows (which serve a living room and a kitchen) are only 5 metres away from the rear elevation where the proposed new windows are to be installed. In view of this, a condition is recommended to ensure that the new windows are obscure glazed and fixed shut. It is considered that these measures will ensure that the privacy conditions of neighbouring properties are not adversely affected. Furthermore, two of the new windows will serve bedrooms which will also have front facing windows. Therefore, the living conditions of the future occupants of these bedrooms will not be adversely affected by the obscure glazing or fixing shut of these windows.

5.0 PUBLIC CONSULTATION

5.1 Occupiers of twenty-five neighbouring properties in Ansleigh Place, Stoneleigh Street, Treadgold Street and St Anns Road were notified of this application.

5.2 To date, five letters of objection have been received. Four of the letters are from individual flats within No.31 Stoneleigh Street and the other letter is from the Notting Dale Housing Cooperative Ltd to which the residents of No.31 Stoneleigh Street belong.

5.3 The main concerns relate to the opening up of the bricked up windows in the rear elevation and the resulting adverse effect on the privacy of the residents of No.31 Stoneleigh Street. Mention is also made about noise problems in the past from the use of the rear flat roof as a roof terrace by staff of the recording studio and concerns are also expressed about the possibility of the main roof being used as a roof terrace. The issue of internal soundproofing is also mentioned.

The new windows in the rear elevation will be obscure glazed and fixed shut. It is considered that this will protect the privacy of the objectors. Conditions are also recommended to ensure that the rear flat roof and the main roof of the building are not used as roof terraces, in order to protect the amenities of neighbours. A suitable condition relating to internal noise insulation is also proposed.

6.0 RECOMMENDATION

6.1 Grant Planning Permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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List of Background Papers:

The contents of file PP/99/02590 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: MC
Report Approved By: RT/LAWJ
Date Report Approved: 28/03/2000

PSC0004/MC.REP