

ROYAL BOROUGH OF KENSINGTON & CHELSEA

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REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL

APP NO. PP/99/02451/ CHSE/49  
AGENDA ITEM NO. 358

ADDRESS

109 Woodsford Square,  
Kensington, W14 8DT

APPLICATION DATED 01/12/1999

APPLICATION COMPLETE 06/12/1999

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Holland Park      CAPS Yes

Clive Richmond,  
Senior Planning  
Co-ordinator,  
Planning Department, Amdega Ltd.,  
Faverdale,  
Darlington,  
DL3 OPW

ARTICLE '4' No      WARD Holland

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 4      OBJECTIONS 1

SUPPORT 0      PETITION 0

Applicant Mr. & Mrs. Moufarricie

PROPOSAL:

Erection of single storey conservatory in rear garden.

RBK&C Drawing No(s): PP/99/02451

Applicant's drawing No(s): C1616

RECOMMENDED DECISION: Refuse planning permission

DELEGATED  
27 JAN 2000  
REFUSAL

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**REASONS FOR REFUSAL**

1. **The proposed conservatory, by virtue of its design and height, would detract from the building and the terrace and would harm the character and appearance of the Conservation Area, contrary to the Council's policies as set out in the Unitary Development Plan, in particular Policies CD42, CD44, CD48, CD52 and CD53.**
  
2. **The proposed conservatory would result in building over almost all of the present open garden of the property, to the detriment of the character of the Woodsford Square development as a whole, contrary to the Council's policies as set out in the Unitary Development Plan, in particular Policy CD21.**

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**1.0 SITE**

1.1 109 Woodsford Square is a terraced property on the East side of Woodsford Square. To the rear, the gardens adjoin Addison Road. Woodsford Square is a 1970's development of similar houses.

1.2 The property is within the Holland Park Conservation Area.

**2.0 THE PROPOSAL**

2.1 Planning permission is sought for the erection of a single storey conservatory in the rear garden of the property.

**3.0 PLANNING HISTORY**

3.1 There is no relevant planning history.

**4.0 PLANNING CONSIDERATIONS**

4.1 The main considerations are the size and design of the proposed conservatory and the extent of garden which would be lost, and the effect of the proposal on the character and appearance of the Conservation Area and on levels of amenity enjoyed by the occupiers of surrounding residential properties.

4.2 The relevant policies are included in the 'Conservation and Development' Chapter of the Unitary Development Plan, in particular Policies CD21, CD42, CD44, CD48, CD52 and CD53.

4.3 There are, at present, no extensions in any of the gardens of the houses in Woodsford Square which back onto Addison Road. The group of properties presents a regular and unaltered rear elevation to the street. This is a prominent feature of the terrace.

4.4 The proposed conservatory would cover almost all of the garden, with the exception of the existing staircase from the first floor into the garden. It is considered that the loss of almost the entire garden would harm the character of the locality and contravene Policy CD21 of the Unitary Development Plan.

4.5 The design detail of the conservatory is Victorian in character which is considered to be inappropriate to the modern character of the building and would harm the appearance of the terrace. Further, this elevation is quite prominent visually because it abuts Addison Road. The height of the conservatory, at 3.6 metres to the ridge, which covers approximately one third of the height of the first floor window is considered to be excessive.

- 4.6 The eaves level of the conservatory adjacent to No. 108 would be slightly above the level of the boundary wall. It is considered that this would result in a slight increase in enclosure to the adjoining property, but not to an extent which would result in any significant reduction in the levels of amenity enjoyed by the occupiers.
- 4.7 Overall, by virtue of the size of the conservatory, the extent of open garden space which would be lost, the design of the conservatory and its height, it is considered that the proposal would result in significant harm to the character and appearance of the Conservation Area. As such, it is considered that a refusal of planning permission would be justified in this case.

**5.0 CONSULTATION**

- 5.1 Occupiers of four neighbouring properties in Woodsford Square have been notified of the proposal.
- 5.2 One letter raising objection to the proposal has been received from the occupier of No. 107 Woodsford Square. Concern is raised that the conservatory would cover a large amount of the garden. Further, they comment that the conservatory is too high and too large and that the design would not harmonise with the character of Woodsford Square.

**6.0 RECOMMENDATION**

- 6.1 Refuse planning permission.

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