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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 17/10/2000 APP NO. PP/99/02457/CHSE  
AGENDA ITEM NO. 136

ADDRESS

86 Cambridge Gardens,  
London, W10 6HS

APPLICATION DATED 02/12/1999

APPLICATION COMPLETE 06/12/1999

APPLICATION REVISED 04/08/2000

APPLICANT/AGENT ADDRESS:

James Gorst,  
James Gorst  
Architects,  
35 Lamb's Conduit Street,  
London,  
WC1N 3NG

CONSERVATION AREA Oxford Gardens CAPS Yes

ARTICLE '4' No WARD Kelfield

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 47

OBJECTIONS 3

SUPPORT 0

PETITION 0

Applicant Mr. Giles Worsley

PROPOSAL:

Erection of part single storey and part three storey rear extension following demolition of existing two storey rear extension.

RBK&C Drawing No(s): PP/99/02457 and PP/99/02457/B

Applicant's Drawing No(s): GW99/100, GW99/PL200 Rev.B, GW99/101, GW99/PL201 Rev.B, GW99/102, GW99/PL202 Rev.B, GW99/110 and GW99/PL210 Rev.C

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 preserve and enhance the character and appearance of the Conservation Area. (R072)*
  
4. **All new brickwork shall match the adjoining brickwork in terms of colour, size, texture, facebond and painting.**  
*Reason: To preserve and enhance the character and appearance of the Conservation Area.*
  
5. **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) **the materials to be used on the external faces of the building(s);**
  
  - (b) **the design and materials of the means of enclosure around the terrace. (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)*
  
6. **The roof (at first floor level) of the rear closet wing extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority. (C080)**  
*Reason - To protect the privacy and amenity of neighbouring property. (R080)*

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INFORMATIVES

1. I10
2. I11
3. I21
4. I30
5. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD28, CD30, CD40, CD41, CD52 and CD53. (I51)

(b1)

**1.0 THE SITE**

- 1.1 No. 86 Cambridge Gardens is a three storey (plus basement), semi-detached house located on the north side of Cambridge Gardens.
- 1.2 The property is in use as a single family dwelling house.
- 1.3 The property is not Listed but is within the Oxford Gardens Conservation Area.

**2.0 DESCRIPTION OF PROPOSAL**

- 2.1 The proposal is for the demolition of the existing original two storey rear closet wing and the construction of a full width extension at lower ground floor level, with a flat roof terrace, and upper ground floor and first floor extensions. Also proposed are rear window alterations including the lowering of the sill of a upper ground floor window to form a french door allowing access onto the terrace.
- 2.2 The lower ground floor element of the scheme would measure approximately 4.4m in depth, 10.9m in width and would be 2.8m in height rising to 4m (top of the terrace railings).
- 2.3 The closet wing extension would measure approximately 2.3m in depth on the boundary with No. 88, 4.2m in width and would be at a height of 5.9m.
- 2.4 All rear extensions would be finished in brick work materials to match the main building.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history for this property.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in respect of this application relate to the design of the proposal and how this would relate to the host building and whether this will harm the character and appearance of the Conservation Area. Also for consideration is the effect of the proposals on neighbouring properties and the current level of amenity enjoyed by the occupants.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" Chapter of the Unitary Development Plan. The following policies are considered to be of particular relevance to this application:

- CD28 (Light)
- CD30 (Privacy)
- CD40 (Roof Terraces)
- CD41 (Rear Extensions)
- CD52 (Conservation Areas)
- CD53 (Design In Conservation Areas)

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4.3 The rear alterations to the first floor window and the replacement of ground floor window with a french door are permitted development and do not require permission.

4.4 The proposed closet wing extension at ground and first floor levels is considered acceptable in principle. It will mirror the closet wing adjacent at No. 88 in height and massing and will not extend rearwards beyond the line of that adjacent extension. The proposed closet wing extension will be constructed in brick work to match that of the host building. These matching materials are considered to be satisfactory.

4.5 The design of the remainder of proposed extension is considered acceptable on balance. The Conservation and Design Officer's comments are as follows:

"On balance these amendments have addressed the outstanding concerns here. I particularly welcome the provision of a pier to line up with the first floor extension and the provision of louvres to minimise the amount of glazing.

This remains a highly contentious proposal. However, I consider the design reflects the fundamental character of the rear extensions along this terrace - a modest sized brick box in a very simple design idiom. The interpretation although unusual and contemporary in nature need not necessarily be objectionable. This design would not cause significant harm to the character or appearance of the conservation area."

4.6 The overall size and bulk of the proposed rear extension is acceptable.

4.7 The ground floor rear terrace would be enclosed and the usable area set away from the boundaries with No.88 and No.84 Cambridge Gardens. It is considered that there would not be any significant increase in overlooking of, or disturbance caused to neighbouring properties by the use of this terrace. There will be no daylighting or sunlighting infringement.

4.8 On balance, the scheme is considered acceptable and not to harm the character and appearance of the Conservation Area, and complies with Policies CD52 and CD3.

## 5.0 PUBLIC CONSULTATION

5.1 Forty seven properties in Cambridge Gardens and Oxford Gardens were notified of this application.

5.2 Three objections have been received from the occupiers of Nos. 88, 84A and 88A Cambridge Gardens on the general grounds of excessive size, the visually obtrusive design, overlooking, increased noise and disturbance, and the resultant detrimental effects of this development on the environment in this locality.

If constructed in isolation, a single storey rear extension with roof terrace at lower ground floor level, of a similar size, scale and design to that which is proposed, would constitute permitted development. It is therefore considered that the depth of this extension is not a reason by which this application could be refused. It is considered that revised proposal has reduced the extent of the terrace area at ground floor level

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and that its use would not result in any unacceptable loss of privacy or general amenity. The concerns raised about the design of the proposal have been addressed in paragraph 4.5 of this report.

**6.0 RECOMMENDATION**

6.1 Grant Planning Permission.

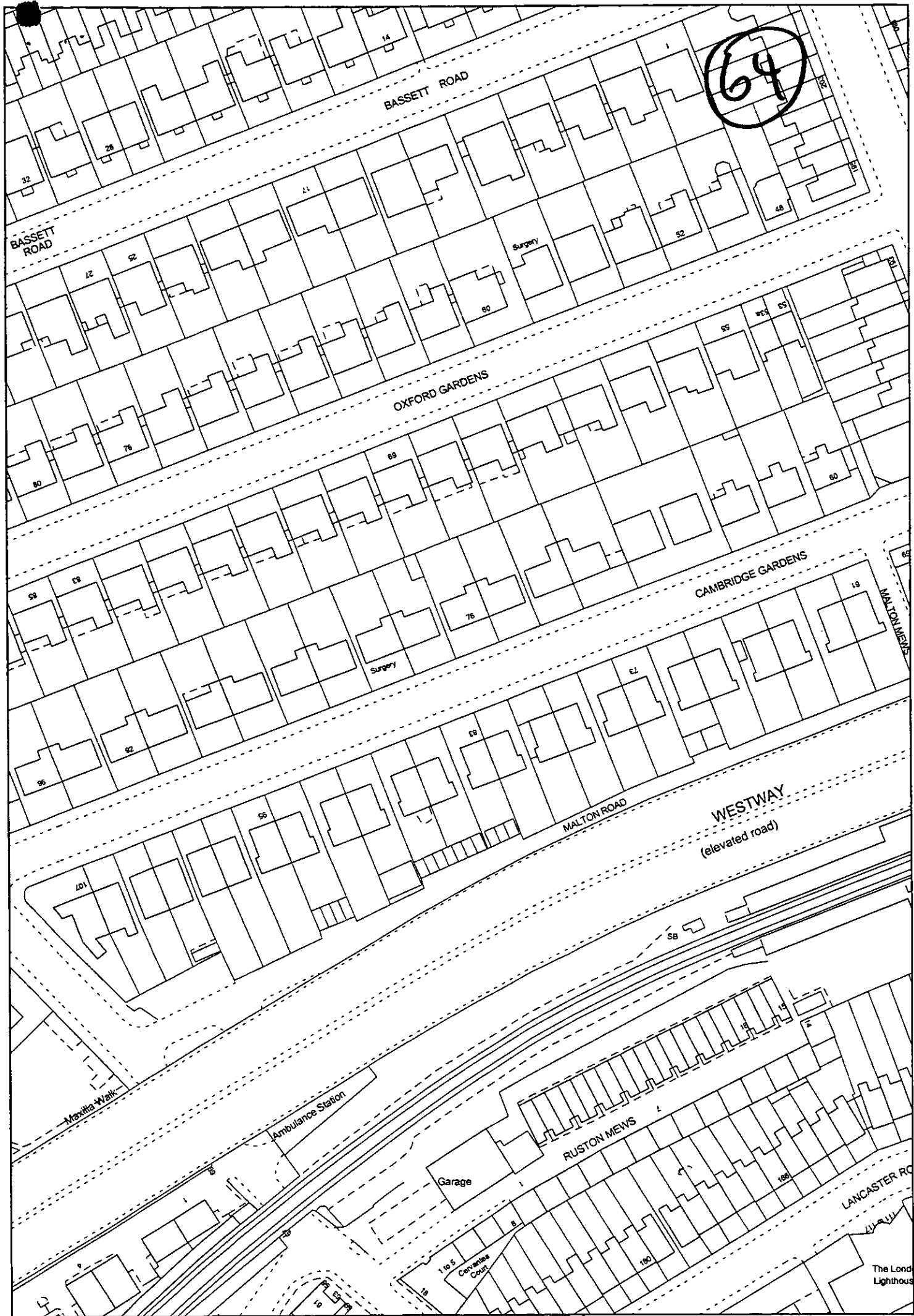
**M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

**The contents of file PP/99/02457 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: ZL  
Report Approved By: DT/LAWJ  
Date Report Approved: 04/10/2000**

**PSC0010/ZL.REP**



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BASSETT ROAD

BASSETT ROAD

OXFORD GARDENS

CAMBRIDGE GARDENS

MALTON ROAD

WESTWAY  
(elevated road)

Maxilla Walk

Ambulance Station

Garage

RUSTON MEWS

1 to 5  
Cemeteries  
Court

LANCASTER ROAD

The Lond  
Lighthouse

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING &  
CONSERVATION

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PLANNING SERVICES COMMITTEE      APP NO. PP/99/02457/CHSE/49  
AGENDA ITEM NO. 36

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ADDRESS

86 Cambridge Gardens,  
Kensington, W10 6HS

APPLICATION DATED      02/12/1999

APPLICATION COMPLETE      06/12/1999

APPLICANT/AGENT ADDRESS:

James Gorst,  
James Gorst  
Architects,  
35 Lamb's Conduit Street,  
London WC1N  
3NG

CONSERVATION AREA Oxford  
Gardens

CAPS      Yes

ARTICLE '4' No

WARD      Kelfield

LISTED BUILDING      NO

HBMC DIRECTION      N/A

CONSULTED      47

OBJECTIONS      3

SUPPORT      0

PETITION      0

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Applicant Mr. Giles Worsley

PROPOSAL:

Erection of part single storey and part three storey rear extension following demolition of existing two storey rear extension.

**RBK&C Drawing No(s):**

**Applicant Drawing No(s):** GW99/100, GW99/PL200, GW99/101, GW99/PL201,  
GW99/102, GW99/PL202, GW99/110 and GW99/PL210

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RECOMMENDED DECISION:      Refuse planning permission



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**REASONS FOR REFUSAL**

**The composition of the proposal is considered to be unacceptable in that it would create an unbalanced and discordant rear extension, which would not sit comfortably with the existing subdued domestic rear elevation. As a consequence, the proposal would not preserve or enhance the character and appearance of the Conservation Area, and is contrary to policies contained within the Unitary Development Plan, most notably CD41, CD52 and CD53.**

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## **1.0 THE SITE**

- 1.1 No. 86 Cambridge Gardens is a three storey (plus basement), semi-detached house located on the north side of Cambridge Gardens.
- 1.2 The property is in use as a single family dwelling house.
- 1.3 The property is not a Listed building, but is located within the Oxford Gardens Conservation Area.

## **2.0 DESCRIPTION OF PROPOSAL**

- 2.1 The proposal is for the demolition of the existing original two storey rear closet wing and the construction of a full width extension at lower ground floor level, with a flat roof terrace, and upper ground floor and first floor extensions. Also proposed are rear window alterations including the lowering of the sill of a upper ground floor window to form a french door allowing access onto the terrace.
- 2.2 The lower ground floor element of the scheme would measure 4m in depth, 10.8m in width and would be 2.8m in height rising to 3.9m (top of the terrace railings).
- 2.3 The closet wing extension would measure approximately 2.3m in depth on the boundary with No. 88, 4.2m in width and would be at a height of 5.9m.
- 2.4 All rear extensions would be finished in brick work materials to match the main building.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history for this property.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in respect of this application relate to the design of the proposal and how this would relate to the host building and whether this will harm the character and appearance of the Conservation Area. Also for consideration is the effect of the proposals on neighbouring properties and the current level of amenity enjoyed by the occupants.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan. The following policies are considered to be of particular relevance to this application:

- CD40 (Roof Terraces)**
- CD41 (Rear Extensions)**
- CD52 (Conservation Areas)**
- CD53 (Design In Conservation Areas)**

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- 4.3 The rear alterations to the first floor window and the replacement of ground floor window with a french door are permitted development and do not require consent.
- 4.4 This property has not previously been extended. The proposed single storey lower ground floor extension with terrace element of this scheme would not exceed the cubic content of the original dwelling house by more than 10% nor breach any of the other relevant criteria, and thus in isolation would constitute permitted development in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995.
- 4.5 The proposed closet wing extension at ground and first floor levels is acceptable in principle. It will mirror the closet wing adjacent at No. 88 in height and massing and will not extend rearwards beyond the line of that adjacent extension. The proposed closet wing extension will be constructed in brick work to match that of the host building. These matching materials are considered to be satisfactory.
- 4.6 The design of the proposed extension is considered inappropriate. The Conservation and Design Officer's comments are as follows:

"I am not convinced by this scheme. If considered in isolation, the extension is of an interesting contemporary design. However, in the context of this subdued Victorian domestic rear elevation it gives the impression of being an uncompromising addition. The ground floor section of the extension with its wide terrace, glass balustrade and large extent of glazing does not read sympathetically with the rear elevation. The fenestration pattern of the remainder of the extension also appears discordant in its setting.

Overall, I would conclude that the proposed extension does not preserve or enhance the character and appearance of the conservation area."

- 4.7 Whilst it is acknowledged that the lower ground level extension could theoretically be built under permitted development, in practice the layered interdependence of the extensions as currently proposed would not enable this to take place. Accordingly it is considered that the three elements of the scheme, comprising lower ground extension, upper ground and first floor extension, and the existing rear facade, would be interwoven to produce a discordant and unbalanced composition. Furthermore, the "wraparound" full height window at upper ground level is considered to be an alien feature in the surrounding area. As a consequence it is considered that this proposal fails to preserve and enhance the conservation area, and is of a design that is out of character and keeping with the host building and the terrace of which it forms part. The proposal contravenes policies contained within the UDP, most notably CD41(i), CD52 and CD53.

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## **5.0 PUBLIC CONSULTATION**

- 5.1 Forty seven properties in Cambridge Gardens and Oxford Gardens were notified of this application.
- 5.2 Three objections have been received from the occupiers of Nos. 88, 84A and 88A Cambridge Gardens on the general grounds of excessive size, the visually obtrusive design, overlooking, increased noise and disturbance, and the resultant detrimental effects of this development on the environment in this locality.

If constructed in isolation, a single storey rear extension with roof terrace at lower ground floor level, of a similar size, scale and design to that which is proposed, would constitute permitted development. It is therefore considered that the depth of this extension and any noise, disturbance and overlooking that could result from the use of its flat roof as a terrace are not reasons by which this application can be refused in this case.

The concerns raised about the design of the proposal have been addressed in paragraphs 4.6 and 4.7 of this report.

## **6.0 RECOMMENDATION**

- 6.1 Refuse Planning Permission

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

### **List of Background Papers:**

The contents of file PP/99/02457 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: ZL  
Report Approved By: RT/LAWJ  
Date Report Approved: 22/02/2000

**PSC00.03/ZL.REP**

PLANNING SERVICES COMMITTEE - 14 DECEMBER 2000

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PEOPLE SPEAKING

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6.30	86 Cambridge Gardens, W.10.	Ms. A. Brown, Flat A, 37 Cambridge Gardens, W.10.	Objector
		Mr. J. Gorst, James Gorst Architects.	Agent

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6.50	2125 C 8 Cottesmore Gardens, W.8.	Mr. A. Arends, 19 Eldon Road, W.8.	Objector
		Mr. P. Mercer, Astragal Design Ltd.	Agent

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