

ROYAL BOROUGH OF KENSINGTON & CHELSEA

30

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL APP NO. PP/99/02464/CHSE/49/  
AGENDA ITEM NO. 544

ADDRESS

62 Sheffield Terrace,  
Kensington, W8 7NA

APPLICATION DATED 29/11/1999

APPLICATION COMPLETE 06/12/1999

APPLICATION REVISED 24/12/1999,  
02/05/2000 and  
08/05/2000

*Oliver Morgan*  
*24/5*

APPLICANT/AGENT ADDRESS:

Oliver Morgan  
Architects,  
2A Stanmer Street,  
London SW11 3EG

CONSERVATION AREA Kensington CAPS Yes

ARTICLE '4' No WARD Campden

DELEGATED  
APPROVAL  
4 MAY 2000  
CONSULTED 19

LISTED BUILDING NO

HBMC DIRECTION N/A

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr. A. Jain,

PROPOSAL:

Erection of three-storey side extension, reconfiguration of existing rear three-storey extension and carrying out of alterations to elevations and boundary walls.

RBK&C Drawing No(s): PP/99/2464, PP/99/2464/A, PP/99/2464/B, PP/99/2464/C and PP/99/2464/D

Applicants Drawing Nos.: AJ/435/01, /02, /03, /04, /06A, /07, /08A, /11B, /12E, /13F, /14/G, /16E, /17B, /18D, /19C and /20C

RECOMMENDED DECISION: Grant planning permission

**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 new windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
  
4.       **All windows, doors and framing shall be of painted timber and so maintained.**  
*Reason: In order to preserve the character and appearance of the Conservation Area.*
  
5.       **All new brickwork shall match adjoining brickwork in terms of colour, size, texture, facebond and pointing.**  
*Reason: In order to preserve and enhance the character and appearance of the Conservation Area.*
  
6.       **All areas of rendering shall be smooth finished and so maintained.**  
*Reason: In order to preserve or enhance the character and appearance of the Conservation Area.*
  
7.       **The tree(s) existing on the site at the date of this permission shall be protected against damage throughout the period of building and other operations pursuant to this permission. (C020)**  
*Reason - To ensure that trees are adequately protected and to safeguard the amenity. (R020)*
  
8.       **Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site. (C021)**  
*Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area. (R021)*
  
9.       **No tree within the curtilage of the site shall be lopped, topped, or felled,**

without the prior written approval of the Local Planning Authority. (C023)

*Reason - To safeguard the tree(s), and preserve its/their contribution to the amenity of the area. (R023)*

10. **The roof of the reconfigured rear 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)*

11. **The rooflight hereby permitted shall be of a traditional conservation type and so maintained. (C083)**

*Reason - To safeguard the appearance of the building/street. (R083)*

12. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**

*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*

**INFORMATIVES**

- 1. I09
- 2. I10
- 3. I21
- 4. I30

**1.0 THE SITE**

- 1.1 No. 62 is a three-storey property located on the western end of Sheffield terrace. It is not Listed but is within the Kensington Conservation Area.

**2.0 THE PROPOSAL**

- 2.1 Planning permission is sought for the erection of a three-storey side extension, for reconfiguration of the existing rear three-storey extension, for the carrying out of elevational alterations to the front and side boundary walls.

**3.0 PLANNING HISTORY**

- 3.1 Planning permission was granted in 1982 for the formation of a new vehicular entrance with gates in the front boundary wall.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The proposed works are associated with rationalisation of the internal layout. These internal works include relocation of the main entrance and staircase to the side of the property. The main consideration with regard to the proposal relates to design and impact on the character and appearance of the Conservation Area, coupled with impact on the amenities of neighbouring residential properties.
- 4.2 Policies CD52 and CD53 of the Council's Unitary Development Plan are considered to be relevant as they seek to preserve or enhance the character and appearance of conservation areas. In addition, policies CD41 and CD43 are also relevant as they relate to rear extensions and side extensions respectively.
- 4.3 It is proposed that a three-storey side extension is constructed along the eastern flank wall in order to accommodate the relocated main entrance and staircase. It would have a width of 2400mm and would replace an existing two storey extension.
- 4.4 In addition, it is proposed that the eastern side of the existing three-storey rear extension is reconfigured in order to 'square up' the footprint. The extension would be extended sideways, along the rear boundary, by 600mm. An unoriginal side bay to this extension at ground and first floor level, which projects sideways by 1400mm, would be removed in conjunction with these works. French doors with an associated pot guard would be introduced at upper ground floor level in place of the bay. It is also proposed that the terrace above the existing rear extension is removed. The existing terrace allows for significant overlooking into neighbouring properties and this element is welcomed.

- 4.5 It is proposed that additional elevational alterations are carried out which include the installation of a rooflight in the rear main roofslope and the installation of an additional window at rear second floor level. The creation of an enlarged front lightwell at lower ground floor level and replacement of the main entrance door and steps by a set of french doors with an associated balcony are also proposed.
- 4.6 It is also proposed that the centrally located pedestrian gate in the front boundary wall is relocated to adjoin the existing vehicular entrance gates to the side. The side boundary wall adjoining No. 60 would also be raised to enclose the new entrance steps.
- 4.7 It is considered that these works are acceptable in terms of impact on the character and appearance of the Conservation Area. It is also considered that the proposed extensions and associated alterations would not result in a significant loss of amenity through loss of daylight and sunlight, or sense of enclosure, to the properties to the rear or to the adjacent property at No.60.

**5.0 PUBLIC CONSULTATION**

- 5.1 Eighteen neighbouring properties on Sheffield Terrace, Campden Hill Road and Bedford Gardens were consulted with regard to the proposal. One letter of objection was received.
- 5.2 The respondent objects on the following grounds:
  - 5.2.1 The proposals would drastically alter the front elevation and would destroy the double fronted feature of the house of which the front door and the gate leading to it are an integral part. He considers that it would therefore detract from the character of the Conservation Area.

No. 62 does not have a symmetrical front elevation. The fenestration pattern has been retained as a set of french doors would replace the existing entrance door. The proposed side extension has been set back from the front main wall by 900mm and would read as a subordinate element. On this basis, it is considered that the proposal would not destroy the double fronted feature of the house and would not detract from the character of the Conservation Area.

- 5.2.2 The look of the front wall at No. 62 and at No. 60 are particularly attractive features of this part of Sheffield Terrace. Allowing the proposed changes at No. 62 could encourage further changes at No. 60 which would be harmful.

It is considered that the proposed alterations to the front boundary wall are acceptable in terms of impact on the character and appearance of the property and Conservation Area.

5.2.3 The increase in height of the eastern extension to form a new stair hall will be detrimental to the amount of light reaching the gardens to the north, particularly in winter and spring. Difficult to assess the impact as no elevation from the north has been provided.

The main building at No. 62 obstructs the levels of light reaching a number of gardens to the North. It is considered that the proposed eastern extension would not result in a significant further reduction in the levels of light reaching the gardens to the North by virtue of the limited sideways projection and positioning on the North-East corner of the property. An elevation from the North has been provided.

**6.0 RECOMMENDATION**

6.1 Grant planning permission.

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