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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APPROVED BY
PLANNING SERVICES COMMITTEE
09 MAY 2000
CONSENT REF.

PLANNING SERVICES COMMITTEE 09/05/2000 APP NO. PP/99/02465/MIND/10
AGENDA ITEM NO. 6054

ADDRESS

6 Collingham Road,
Kensington, SW5 0LT

APPLICATION DATED 26/11/1999

APPLICATION COMPLETE 06/12/1999

APPLICATION REVISED 17/04/2000

8/3/2000 and

APPLICANT/AGENT ADDRESS: CONSERVATION AREA Courtfield CAPS Yes

J. Ali, Oxbridge Apartments,
8 Collingham Road,
London, SW5 ARTICLE '4' No WARD Courtfield

RECOMMENDATION
ADOPTED.
CONSULTED 33

LISTED BUILDING NO

HBMC DIRECTION No

OBJECTIONS 5

SUPPORT 0

PETITION 0

Applicant Windstream Properties,

PROPOSAL:

Erection of an additional fifth floor to form two self-contained flats and extension of rear closet wing containing lift shaft, from second floor to third and fourth floors.

RBK&C Drawing No(s): PP/99/2465, PP/99/2465/A & PP/99/2465/B
Applicant's Drawing Nos: 300/08/4 Rev 13-4-00 and Unnumbered existing & proposed plans received 1st December 1999 and 8th March 2000.

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 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)**
RReason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **The roof slope of the extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **The 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)
6. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**
Reason - To safeguard the appearance of the conservation area. (R077)
7. **The windows in the flank wall of the rear extension hereby permitted shall be constructed using only obscured glazing and so maintained. (C093)**
Reason - To safeguard the amenity of neighbouring property, and in particular to prevent overlooking. (R091)
8. **The roof form, height and width of the mansard extension hereby approved shall match those of the adjoining properties.**
Reason - To preserve and enhance the character and appearance of the

Conservation Area.
(R072)

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9. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation 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 design, profile and external appearance of the dormer windows to the roof extension

(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)

INFORMATIVES

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| 1. | I02 |
| 2. | I09 |
| 3. | I10 |
| 4. | I11 |
| 5. | I21 |
| 6. | I29 |

1.0 THE SITE

- 1.1 The application relates to a five storey plus basement terraced property in the Courtfield Conservation Area. It is unlisted. It lies on the east side of Collingham Road.
- 1.2 The property is in use as 18 self contained flats.

2.0 PROPOSAL DETAILS

- 2.1 The proposal seeks to add a two storey extension on top of the existing rear closet wing which would accommodate a lift serving the upper floors. An additional storey would be added to the building in the form of a mansard roof with three dormers at front and rear which would contain two additional studio flats.

3.0 PLANNING HISTORY

- 3.1 Planning permission was granted in May 1989 for the erection of a mansard roof extension to provide two self-contained bedsitting units and the erection of a full height rear extension.
- 3.2 Planning permission was refused in November 1989 for conversion of the property into eight flats and one bedsitting room unit, together with the erection of a first floor rear extension. An appeal against the refusal was dismissed in a decision letter dated 4th May 1990. The central issue was the impact of the proposed first floor rear element on the amenities of neighbouring properties. The Inspector considered the effect on the rear of No. 4 Collingham Road and the rear extension to the hotel at 145 Gloucester Road would be unacceptable.
- 3.3 Planning permission was granted in March 1990 for conversion into 7 flats, two bedsitters and erection of a mansard roof extension and rear lift shaft. This was not implemented.
- 3.4 The existing accommodation consists of self-contained one bedroom flats and studios/bedsitters. The property does not appear on the register of short-stay sleeping accommodation. The adjacent property (No.8) is in the same ownership and there are linking fire doors at third and fourth floor levels.

4.0 PLANNING CONSIDERATIONS

- 4.1 The principal planning considerations in this case are the visual impact of the proposed extensions on the character and appearance of the Courtfield Conservation Area, the impact on the amenities of neighbouring occupiers and the suitability of the residential accommodation provided.

- 4.2 The relevant UDP Policies are considered to be: CD52 & CD53 requiring development to preserve and enhance the character & appearance of Conservation Areas and to be of a high standard of design, CD38 & CD39 which set out design standards for additional storeys and CD41 relating to rear extensions.
- 4.3 The Courtfield Conservation Area Proposals Statement identifies the property as category 3 for roof extensions where additional storeys may be permissible. Mansard roof extensions have been carried out to the properties on either side and are a common feature in this part of the Conservation Area. The proposed roof and dormers are considered to be of an appropriate design and to contribute to the re-unification of the roofscape in the terrace and the preservation and enhancement of the Conservation area. The proposal therefore is considered to comply with Policies CD38 and CD39 of the UDP.
- 4.4 The proposed rear closet wing extension would be set below the main parapet of the building. It would have windows in the south flank elevation. A condition is proposed requiring these to be obscurely glazed. It would match the height, depth and proportions of the immediately adjacent extension to No.8. It would not rise above the existing parapet and would be in character with the existing building. It is therefore considered to meet the requirements of UDP Policy CD41.
- 4.5 The accommodation provided in the Mansard extension would consist of two studio flats of 33sqm net floorspace. This meets the minimum standard of 30 sqm set out in the UDP Planning Standards Chapter. The proposal is therefore considered to meet the requirements of UDP Policy H2 which supports the development of land and buildings for residential use where a satisfactory residential environment can be created.
- 4.7 The proposal is considered acceptable in terms of external appearance and use, and therefore to preserve the character and appearance of the Courtfield Conservation Area as required by UDP Policies CD52 & CD53.

5.0 PUBLIC CONSULTATION

- 5.1 Thirty three letters of notification were sent to properties in Collingham Road, Cromwell Road and Gaspar Mews.
- 5.2 Five replies were received, with two being from the freeholder of No. 4 Collingham Road and an agent acting on her behalf. Objections raised state 'certainty' the accommodation will be used for holiday lets, unacceptable loss of light from the proposed first floor rear extension, noise from the roof extension apartments and disturbance from building works and from increased rubbish left on the pavement, permission for a first floor rear extension was previously rejected at appeal.

An informative is proposed indicating that use for holiday lets does not fall within the terms of this permission, the application as originally submitted proposed an additional floor covering the whole of the rear ground floor and basement projection, this has now been deleted from the proposal, noise and disturbance from building works is not a material consideration in the determination of this application, the proposed mansard construction would feature upward extension of the existing fire walls which separate

the properties, it is not therefore considered the new flats would be a source of noise disturbance to neighbouring property, an informative is attached regarding the disposal of refuse.

5.3 On receipt of revised plans deleting the proposed first floor rear element, re-notification of objectors was carried out. No replies have been received to date.

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/99/02465 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: JT
Report Approved By: PK/LAWJ
Date Report Approved: 25/04/2000**

PSC00/05/JT.REP