

ROYAL BOROUGH OF KENSINGTON & CHELSEA

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REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL

APP NO. PP/99/02475/CHSE/49  
AGENDA ITEM NO. 652

ADDRESS

9A Aubrey Road, Kensington,  
W8 7JJ

APPLICATION DATED 03/12/1999

*Agreed 2.8.00.  
L Jones.*

APPLICATION COMPLETE 08/12/1999

APPLICATION REVISED 26/05/2000 and  
17/07/2000

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Kensington CAPS Yes

Mr. M. Lindley,  
Peter Tigg Partnership Limited,  
Walmer Courtyard,  
225 Walmer Road,  
London  
W11 4EY

ARTICLE '4' No WARD Campden

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 10 OBJECTIONS 1

SUPPORT 0 PETITION 0

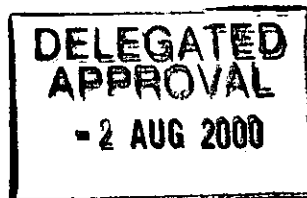
Applicant Ms. S. Hallergard & Mr. A. Barron

PROPOSAL:

Erection of mansard roof extension with terrace to the rear and carrying out of elevational alterations.

RBK&C Drawing No(s): PP/99/02475, PP/99/02475/A, PP/99/02475/B and PP/99/02475/C  
Applicant's Drawing(s) No(s). 9 AR 10, 9 AR 11, 9 AR 12, 9 AR 13, 9 AR 14, 9 AR 15, 9 AR 16, 9 AR 17, 9 AR 46A, 9 AR 80, 9 AR 81, 9 AR 82, 9 AR 83 and 9 AR 84

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. **The roof slope(s) 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)*
4. **The new windows hereby approved 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)*
5. **All new doors and windows shall be constructed in timber and painted white or in a colour to be agreed in writing by the Executive Director, Planning and Conservation and so maintained.**  
*Reason: In order to preserve or enhance the character or appearance of the Conservation Area.*
6. **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) **design of the rooflights;**
  - (b) **design of the replacement railings.**  
**(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)*
7. **The garage accommodation, as indicated on Drawing No. 9 AR 10, shall be available at all times for car parking and shall not be adapted for living, commercial, or other purposes. (C028)**  
*Reason - To protect the amenity of the area. (R028)*

8. **The projecting balcony, as illustrated in drawing Nos. 9 AR01, 9 AR 02, 9 AR 03, 9 AR05, 9 AR 06, 9 AR 07, is not hereby approved and shall not be erected.**

*Reason - The balcony would represent an incongruous feature when taken in conjunction with the mansard roof hereby approved.*

INFORMATIVES

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

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## **1.0 THE SITE**

- 1.1 No. 9A is a three storey dwelling house located on the eastern side of Aubrey Walk. It is one of a small group of properties built in the 1950's and 1960's within the Kensington Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 Planning permission is sought for the erection of a mansard roof extension and for the carrying out of elevational alterations.

## **3.0 PLANNING HISTORY**

- 3.1 In June 1968, planning permission was granted for the erection of a three storey house with integral garage in part of the rear garden of no. 49 Campden Hill Square, fronting onto Aubrey Road.
- 3.2 In April 1981, planning permission was granted for the erection of an additional storey. This permission has not been implemented.
- 3.3 In June 1981, planning permission was granted for the conversion of the garage to provide additional residential accommodation and external alterations.
- 3.4 In November 1987, planning permission was granted for the erection of a rear conservatory at ground floor level.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main consideration with regard to this proposal relates to design and impact on the character and appearance of the streetscene and Conservation Area. Policies CD52, CD53, CD38 and CD39 of the Unitary Development Plan are considered to be relevant.
- 4.2 Planning permission was granted for the erection of a mansard roof extension at No. 9A in June 1999. Therefore, the principle of a mansard roof extension has already been accepted for this property.
- 4.3 The proposed mansard extension has the same footprint as the permitted extension but is higher by approximately 600mm. Both the approved and proposed scheme have three dormers to the front and rear.
- 4.4 It is proposed that two of the rear dormers would accommodate glazed doors instead of windows. The doors would afford access onto a small terrace area to the rear.
- 4.5 It is considered that the proposal would preserve the character and appearance of the streetscene and Conservation Area. It is also considered that it would

not result in a significant loss of residential amenities to neighbouring residential properties.

- 4.6 The flat main roof to no. 9A is currently used as a roof terrace. It is considered that there can therefore be no objection to the proposed retention of a small section of terrace area to the rear of the main roof as it replaces the much larger terrace area. The proposed terrace would have a depth of 1 metre and would serve the master bedroom. It is considered that the proposed terrace area would be too narrow to be used extensively.
- 4.7 It is also proposed that alterations are carried out to the front elevation. These works would consist of the removal of the existing access stair to the upper ground floor level, extension of the existing walkway across the front of the upper ground floor to accommodate the loss of the stairs and replacement of the existing front door at this level by a window. It is considered that the proposal is acceptable both in terms of impact on the character and appearance of the property and Conservation Area and in terms of residential amenity.

**5.0 PUBLIC CONSULTATION**

5.1 Eight neighbouring properties on Campden Hill Square and Aubrey Walk were consulted with regard to this proposal. One letter of objection has been received.

5.2 The respondent objects to the provision of french doors and terrace area to the rear of the mansard extension. He states that this element was deleted from the previously approved scheme.

5.2.1 As stated above, the flat main roof to no. 9A is currently used as a roof terrace. It is considered that there can therefore be no objection to the proposed retention of a small section of terrace area to the rear of the main roof as it replaces the existing much larger terrace area. It is also considered that the proposed terrace area would be too narrow to be used extensively.

5.2.2 It is accepted that the proposed terrace and french doors were deleted from the previous scheme. However, it would appear from records that it was never intended that the rear section of the flat roof area would be used for terrace purposes. The applicant revised the detailed design of the scheme partially to confirm this point and partially in response to a request from this Department that the elevational treatment was improved.

**6.0 RECOMMENDATION**

6.1 Grant planning permission.

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