

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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APP NO. PP/99/00719/MAJD/26

PLANNING SERVICES COMMITTEE 20/07/1999 AGENDA ITEM NO. 4113

ADDRESS

179-181 Brompton Road and  
1-1A Beauchamp Place,  
Kensington, SW3

APPLICATION DATED 31/03/1999

APPLICATION COMPLETE 13/04/1999

APPLICATION REVISED 02/07/99

RECOMMENDATION  
ADOPTED.

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Thurloe and Smith's Charity CAPS Yes

G M K Associates,  
Dukes Court Block D,  
Duke Street,  
Woking,  
GU21 5BH

APPROVED BY  
PLANNING SERVICES COMMITTEE  
20 JUL 1999  
CONSULTED  
CONSENT REF  
SUPPORT

ARTICLE '4' No WARD Hans Town

LISTED BUILDING No

HBMC DIRECTION No

CONSULTED 72

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Mare Nominees Limited

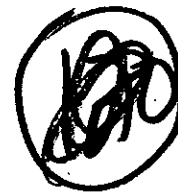
PROPOSAL:

The redevelopment of 179-181 Brompton Road by the erection of a new building comprising retail floorspace at basement and ground floor level with five storeys above, comprising 10 residential flats, and the refurbishment and elevational alterations of 1-1A Beauchamp Place to provide retail floor space at basement and ground floor level with residential accommodation at first and second floor levels, comprising two residential flats.

RBK&C Drawing No(s): PP/99/00719 and PP/99/00719/A

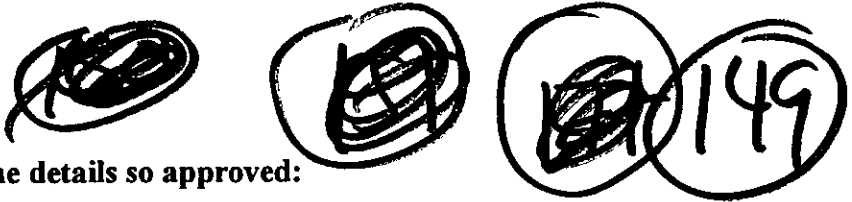
Applicant's drawings No(s): Datum level drawing dated May-1999, Beauchamp Place existing elevations dated March-1999, 1559-05, 1559-06, 1559-07, 1559-08 and 1559-09.

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.       **No demolition pursuant to this permission shall commence until a contract for the carrying out of the building operations hereby permitted has been completed. (C069)**  
*Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenity of the area. (R069)*
4.       **All external windows and doors shall be painted timber and so maintained.**  
*Reason - To ensure a satisfactory standard of external appearance. (R085)*
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) **sample panels of facing brickwork. (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 windows hereby permitted shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
7.       **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 ensure a satisfactory standard of external appearance. (R085)*
8.       **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 provision to be made for the storage and disposal of refuse
- (c) the means of external ventilation (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)*

9. 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 building / terrace / area. (R077)*

10. Before the building hereby permitted is used or occupied, provision for access by people with disabilities shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the facilities shall be installed only in accordance with the details so approved. (C095)

*Reason - To ensure adequate access for people with disabilities. (R095)*

11. No development shall take place until arrangements have been made for an archaeological "watching brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by, the Council as Local Planning Authority. The development shall take place in accordance with the "watching brief" so approved. The "watching brief" shall be carried out by a suitable qualified investigating body acceptable to the Council. (C101)

*Reason - To minimise any damage to any archaeological remains that may exist on site and to ensure satisfactory recording in accordance with the guidance contained in Planning Policy Guidance Note 16, and the Council's Policies. (R100)*

12. Details of the shopfronts at a scale of 1:50 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 be carried out in accordance with the details so approved.

*Reason - To ensure a satisfactory standard of external appearance. (R071)*

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INFORMATIVES

1. I05
2. I10
3. I11
4. I21
5. I22
6. I26
7. I28
8. I29
9. I38
10. I39
11. I43
12. I44
13. I45

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**1.0 THE SITE**

- 1.1 Nos. 179-181 Brompton Road was formerly a 4 storey property with basement situated on the south-eastern side of the road in close proximity to its junction with Beauchamp Place. The property was primarily in restaurant use (Class A3) occupied by "Pizzaland" at basement, ground and first floor levels. The upper two floors comprised residential flats, which were leased by "Pizzaland". The property was not listed nor included in a conservation area and has recently been demolished.
- 1.2 The remainder of the site to which this application refers is Nos. 1/1A Beauchamp Place. This is a 3 storey building with basement currently vacant but formerly occupied at basement, ground, first and second floor levels by a retail use known as the "Reject" china shop, with ancillary storage at upper floor levels. The property is located within the Thurloe and Smith's Charity Conservation Area. The opposite (north-west) side of Brompton Road falls within the Brompton Conservation Area. Both properties are within the core frontage of the Knightsbridge Principal Shopping Centre.

**2.0 PROPOSAL**

- 2.1 The proposal is for the erection of a new building at 179/181 Brompton Road, which would comprise 6 storeys and a basement. The top floor would be in the form of a slate hung mansard roof with timber sliding sash windows on upper floors. The basement and ground floors would be in retail (Class A1) use with the upper storeys in residential use. The residential accommodation will consist of 10 flats comprising of 5 one bedroom and 5 two bedroom properties (first to fifth floor levels).
- 2.2 The proposed refurbishment of Nos. 1/1A Beauchamp Place involves the removal of the rear wall to extend the proposed floorspace at upper floor levels so that it aligns with the rear building line of the adjacent property at No. 2 Beauchamp Place. The extension would involve the refurbishment and extension of the existing "butterfly" roof. It is not proposed to increase the height of the existing building.
- 2.3 The first and second floors of 1/1A Beauchamp Place would comprise 2 two bedroom flats with a common entranceway being created with the Brompton Road flats in Beauchamp Place.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 Planning permission was granted in 1973 for the change of use from patisserie (Class A1) to restaurant use (Class A3) at 1a Beauchamp Place.

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~~(S1)~~

(S3)

- 3.2 Planning permission was refused in 1973 for the change of use of the second and third floors at Nos. 179-181 Brompton Road from maisonette to offices.
- 3.3 Planning permission was granted in 1986 for the change of use of the first floor from office to restaurant use.
- 3.4 The change of use of the second and third floors from residential to office use (Class B1) for the second and third floors was refused in 1993. An Enforcement Notice issued against the same breach of planning control in June 1993 was complied with in October 1994.
- 3.5 Of particular relevance, is that permission was refused in September 1998 for the redevelopment of Nos. 179-181 Brompton Road on grounds that the replacement building would impair the architectural symmetry of the terrace and be detrimental to the surrounding townscape. In addition, the proposal did not meet access standards and the proposed shopfront design was considered overdominant in the frontage.
- 3.6 Planning permission was granted in September 1998 for the redevelopment of 179-181 Brompton Road by the erection of a new building comprising retail floorspace at basement and ground floor level with five storeys above comprising of 4 residential flats. In relation 1-1a Beauchamp Place refurbishment was proposed to provide retain floor space at basement and ground floor levels with residential accommodation at first and second floor levels comprising two residential flats (Ref. TP/97/2838).

#### **4.0 PLANNING CONSIDERATIONS**

- 4.1 The proposal must be considered in terms of the relevant land use policies, townscape impact, including the effect upon the character and appearance of adjoining conservation areas, traffic implications and amenity impact taking into account the existing use and position of the site.
- 4.2 Policy S1 normally resists the loss of shop units and floorspace.
- 4.3 Policy S2 normally permits new shop floorspace and extensions to existing shop units.
- 4.4 Policy S3 seeks replacement of shop floorspace and frontage in redevelopment schemes and Policy S4 seeks the provision of shop units as part of appropriate development schemes.
- 4.5 Policy S6 seeks to maintain and improve the vitality, viability and function of shopping centres throughout the borough.
- 4.6 Policy S21 seeks the improvement of the townscape and environment of the Borough's shopping streets and Policy S22 ensures that any alteration to the external fabric of buildings would be in keeping with the character of the shopping centre.

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- 4.7 The provision of additional residential units must be considered in relation to the relevant residential policies. STRAT 13 and in particular STRAT 14 states that the Council will seek to maximise the residential capacity of the Borough in line with RPG3 Strategic Guidance for London.
- 4.8 Furthermore, it is considered that the creation of additional residential units is in line with Policy H2 of the Unitary Development Plan, which seeks the development of land and buildings for residential use and Policy H3, which encourages the use of property purpose-built for residential accommodation where presently in another use.
- 4.9 Policy H12 seeks normally to resist new housing designed to very high densities, unless necessary for townscape reasons.
- 4.10 Policy CD25 seeks that all development is to a high standard of design and is sensitive to and compatible with the scale, height, bulk and character of the surroundings.
- 4.11 Policies CD48, CD52 and CD53 aim to preserve or enhance the character and appearance of conservation areas.
- 4.12 Policy CD28 normally resists development which significantly reduces sunlight or daylight whilst Policy CD30 requires development to be designed to ensure sufficient visual privacy of residents.
- 4.13 Policy CD41 normally resists proposals for rear extensions if (amongst other criteria) it would extend rearward beyond the general rear building line, there would be a significant increase in overlooking of neighbouring properties and the detailed design would not be in character with the existing building.
- 4.14 Policy TR46 requires all new residential development to include adequate off-street parking unless such provision would be unacceptable in townscape terms and Policy TR45 normally requires designated off street servicing space for retail development schemes.
- 4.15 Policy PU6 requires provision of adequate and accessible storage space to enable refuse to be easily collected.
- 4.16 With regard to the provision of new retail floorspace, this will comprise approximately 500 square metres at basement and ground floor level at Nos. 179/181 Brompton Road and approximately 213 square metres at basement and ground floor level at Nos. 1/1A Beauchamp Place. The provision of additional retail floorspace, in the manner described, is welcomed and endorsed by Policies S2, S3 and S4 of the Unitary Development Plan.
- 4.17 The provision of additional residential units, which will provide ten units at 179/181 Brompton Road and two units at 1/1A Beauchamp Place is supported by STRAT 13 and STRAT 14 of the strategic policies of the Unitary

Development Plan and is in line with Policies H2 and H3.

4.18 Policy H12 normally seeks to resist housing designed to very high densities and in this case it would be approximately 925 habitable rooms per hectare. The density calculations indicate a "very high" category of residential density in the Borough if the proposal is above 350 habitable rooms per hectare. The location of Nos. 179/181 Brompton Road which adjoins a 5 and 6 storey property in a parade of high buildings makes it necessary in design terms to ensure that any new development will make a positive contribution to the surrounding townscape. On this basis, it is considered that such high densities are acceptable in townscape terms and in accordance with Policy H12.

4.19 The former application (Ref. TP/97/2838) considered the principle of the demolition of Nos. 179-181 Brompton Road and it was considered that the case for demolition had to be based on sound structural reasons. A Building Survey was submitted in support and it was reported:

"... The structure to the Brompton Road property has been disturbed considerably throughout its life. Walls are bulged and cracked, and have suffered heavy settlement at the rear, and whilst of substantial thickness in places, we do not believe it would be possible to extend a further two storeys using the existing structure as a support... if the upper floors to the Brompton Road properties were to be brought into use, perhaps for reasonable quality to domestic accommodation, they would virtually need to be gutted and the whole premises reduced to a shell before reconstruction."

The Conservation and Design Officer considered that in this instance, given the quality of the building, and its location outside a conservation area, that demolition was acceptable.

4.20 However, in view of the proximity of the site to the boundary of the Thurloe Estate and Smith's Charity Conservation Area, which includes Nos. 1-1A Beauchamp Place, it is considered that any proposal must comply with preserving or enhancing the character and appearance of the area.

4.21 With regard to the Brompton Road frontage, a traditional design approach has been adopted. The height remains the same as that formerly permitted under application TP/97/2838 and takes account of the corner building, No. 183 Brompton Road, which is a dominant feature within the street scene. The proposal takes into consideration the fenestration hierarchy, which reflects the details of neighbouring properties and timber sliding sash windows will be utilised.

The additional fifth floor will take the form of a flat topped mansard roof, which will be set back from the front elevation by approximately 400mm behind parapet railings. The roof slopes of the mansard roof are of natural slate with lead abutments and flashing and will incorporate traditional dormer windows which will align with the windows below.



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The building will have stone cornices and architraves and stone rusticated piers. At ground floor level a steel glazing frame will be incorporated. All these proposals, which have been the subject of revised plans, are considered to be sympathetic to the character of the adjoining conservation area and the street scene in general.

- 4.22 The rear has very limited public views being enclosed by the building envelope of properties in Beauchamp Place and Beaufort Gardens to the north. The fenestration arrangement has been amended to French doors with guard railings around at second, third and fourth floor level. The rear extension has been moved nearer the boundary with No. 177 Brompton Road (McDonald's) compared with the previous proposal, so that there is a gap of approximately 1 metre to the flank boundary. It projects beyond the main rear wall of the adjoining property by approximately 4.5 metres. This in effect will increase the sense of enclosure to the adjoining building at upper floor levels. However, given the rear windows in question of No. 177 serve an ancillary staff office and storage room to McDonald's the relationship is not considered so adverse as to warrant refusal of the application. There is strictly no rear building line in this portion of the terrace and on this basis the proposal is considered acceptable.
- 4.23 In terms of the internal layout of the flats at 179/181 Brompton Road, the rear bedroom windows at first and second floor levels will effectively be enclosed by the adjoining rear extension wall of No. 177 and the metal clad wall of the ventilation system. Whilst it is envisaged that the wall in question can be painted, it is effectively outside the curtilage of the scheme and can only be undertaken with the cooperation of the adjoining owners, "McDonald's". However, light should still penetrate the space and to a degree it will be a matter of choice for the potential purchasers of the flats. On balance, the relationship is not considered so adverse as to warrant refusal of the application and the proposal is considered to comply with Policy CD29.
- 4.24 Minor elevational alterations are proposed to Nos. 1-1A Beauchamp Place. A new entrance door is proposed to the flats and basement area of No. 1 Beauchamp Place and the shop fronts will be framed in timber with bays to reflect the shop front bays of Beauchamp Place. The entrance door to No. 1A will be modelled on a shopfront bay with a false stall riser and this is considered to reflect the character of the existing shopfronts. On this basis, the proposals are considered to preserve the character and appearance of the conservation area and be in compliance with Policies S22, CD48, CD52 and CD53 of the Unitary Development Plan.
- 4.25 With reference to the extension at the rear, this was formerly permitted under application Ref. TP/97/2838 in September last year and it was considered that given the distance to residential properties in Beaufort Gardens and the fact that the extension did not breach the general rear building line that residential amenity and the character of the conservation area would not be adversely affected. On this basis, the proposal is considered to comply with Policies CD30 and CD41.



4.26 In terms of overlooking, the former terraces of the previous proposal have been replaced by guards around the proposed French doors at the rear of Nos. 179/181 Brompton Road. Although balconies of flats in Beaufort Gardens will be visible, there is no direct overlooking and given the distance the relationship is not considered so adverse as to warrant refusal of the application. On this basis, it is considered to comply with Policy CD30.

4.27 The proposal does not involve any provision for off-street parking for the proposed residential flats. The minimum Unitary Development Plan requirement is one space per dwelling. The former proposal Ref. TP/97/2838 was for a total of six flats, four of which were 3 bedroom without off-street parking. The Transportation Officer raises concern that the proposal may result in approximately 5 additional permit holders seeking residents' parking spaces and possibly more depending on the car ownership characteristics. However, whilst this concern is recognised the townscape characteristics of the area and the proximity to public transport facilities, such as Knightsbridge Underground Station must also be taken into account. On balance, the lack of off-street parking for the additional 6 flats proposed by the current scheme above that previously permitted, which do comply otherwise with Council policy, is not considered to warrant refusal of the application.

4.28 With regard to servicing the retail units, Policy TR45 normally requires designated off-street service space for such development schemes. The former restaurant to Nos. 179-181 Brompton Road and the retail premises at 1-1A Beauchamp Place were serviced from adjacent streets. Servicing may be improved by the reduction in the number of retail/ restaurant units (three to two retail units) and the provision of an access/ service stair off Beauchamp Place to also serve the Brompton Road retail unit. The Transportation Officer has observed that any proposed servicing will need to respect the waiting, loading and parking restrictions associated with the implementation of the "Red Route" on Brompton Road.

4.29 Policy PU6 of the Unitary Development Plan requires the provision of adequate and accessible refuse storage space in new developments. It would appear that waste storage can be provided in the basement with access from Beauchamp Place. Depending on the final letting arrangement for the retail units, refuse storage should be available for the residential flats. However, a suitable safeguarding condition is recommended to ensure that storage facilities conform with Council standards.

4.30 In terms of disabled access, the shopfront doors should be wide enough to accommodate any wheelchair users. The proposed glazing is broken by a stallriser at pavement level on the Brompton Road frontage and the internal layout of the floors has been simplified and made uniform. On this basis, the proposals are considered to comply, but can be subject to a suitable condition.

4.31 English Heritage have indicated that, given the limited amount of archaeological fieldwork and research undertaken in the Royal Borough, there

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may be important prehistoric artefacts to be found. A test pit has been dug and evidence for eighteenth-century floor or yard surfaces has been discovered. The applicants have been requested to submit a Method Statement which will form the "Written Scheme of Investigation" which is requested by a safeguarding condition.

**5.0 PUBLIC CONSULTATION**

5.1 The occupiers of 72 properties in Brompton Road, Beauchamp Place and Beaufort Gardens have been consulted on the proposal.

5.2 The occupier of the retail unit at 56/57 Beauchamp Place commented on the original plans that the Beauchamp Place elevation should be amended so that a cornice at roof level be added, first floor windows should have balconies to match the original in the street and there should be original designs for the shop fronts.

5.3 The Chelsea Society commented on the original proposals:

"We had no objection to the refurbishment of Beauchamp Place. We objected strongly, however, to the demolition and redevelopment of 179-181 Brompton Road. These are two of the few remaining period houses left in Brompton Road and should be retained and treasured for their simple detail and small scale.

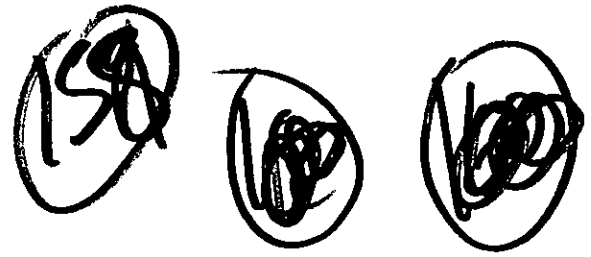
It would be acceptable to add one mansard roof extension to each building, retaining the different heights.

The site is within Thurloe/Smith's Charity Conservation Area so that conservation area policies in the UDP CD48, CD49, CD52 and CD55, apply. We do not believe that the proposals preserve or enhance the conservation area and should be refused."

5.4 Revised plans have been received since these comments and the proposals in terms of the materials and design are considered to reflect the traditional character of the area. Balconies have been provided at first floor level in Beauchamp Place. However, careful consideration was given to the principle of demolition of Nos. 179/181 Brompton Road under the previous application Ref. TP/97/2838 and it was decided, given the structural state of the building, that demolition and rebuilding was the best option. It was also concluded that the character of the adjoining conservation area would be preserved by the scheme and on this basis demolition has now been implemented.

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/99/00719 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JW  
Report Approved By: BC/LAWJ  
Date Report Approved: 05/07/1999

PSC9907/JW.REP

(Scribble) (Scribble)

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR,  
PLANNING & CONSERVATION  
PLANNING SERVICES  
COMMITTEE 20<sup>TH</sup> JULY 1999

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The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the SOUTH EAST area team.

AGENDA ITEM 4109 14 ASTELL STREET, SW3

1. Councillor Joanna Gardner objects to the proposed works on the grounds of the adverse effect they will have on the amenities currently enjoyed at the neighbouring property, 16 Astell Street, in particular due to loss of light to habitable rooms.
2. The Astell Street et al Residents Association object on the grounds that the proposed design will upset the original twinned design of the houses; represents overdevelopment and will have a seriously deleterious effect on the neighbouring property.
3. The occupier of 16 Godfrey Street objects to the revised proposals on the grounds of loss of light and increased sense of enclosure.

In response to these objections the attention of the Committee is drawn to paragraphs 4.8, 4.9, 4.10 and 5.1 of the report. In brief, the extensions at first and second floors comply with the relevant Unitary Development Plan policies and standards. The widened ground floor extension does not, but falls within the scope of 'permitted development' and does not require planning permission.

AGENDA ITEM 4112 180 WALTON STREET, SW3

The Chelsea Society recommend that Condition 1 of the planning consent granted on 24/11/98 be retained as it was imposed for a good reason.

AGENDA ITEM (4113) 179-181 BROMPTON ROAD, SW3

West London Architectural Society object on the grounds that the Brompton Road elevation is somewhat bland, and suggest a number of improvements to the fenestration. The Committee are advised that the revised proposals have improved the originally submitted design that the Society are referring to.

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AGENDA ITEM 4117-9 110/112 KINGS ROAD, SW3

The Chelsea Society advise that their views on the revised application are unchanged and recommend that the application be refused. In response to this objection, the Committee's attention is drawn to paragraphs 4.5 and 5.2 of the Committee report.

PAPER A2

SAFEWAY STORE, 35-47 KINGS ROAD, SW3

WITHDRAWN