

28

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/99/00722/MIND/21

PLANNING SERVICES COMMITTEE 24/06/1999 AGENDA ITEM NO. 2078

ADDRESS

12 Mcleod's Mews, Kensington, SW7 4HP

RECOMMENDATION ADOPTED

APPLICATION DATED 31/03/1999

APPLICATION COMPLETE 13/04/1999

APPLICATION REVISED 28/05/1999

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Queen's Gate

CAPS Yes

Omega Design, 38 West Park Avenue, Kew, Middlesex TW9 4AL

APPROVED BY PLANNING SERVICES CTTEE 24 JUN 1999 CONSENT REF.....

ARTICLE '4' No

WARD Queen's Gate

LISTED BUILDING NO

HBMDC DIRECTION N/A

CONSULTED 8

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr & Mrs Ivan Lynch

RECOMMENDED PROPOSAL:

Conversion of property from a single family dwelling to two self-contained maisonettes, together with elevational alterations.

RBK&C Drawing No(s): PP/99/00722 and PP/99/00722/A

Applicant's drawing(s) no(s): IVL/108/01 and IVL/108/02A

RECOMMENDED DECISION:

Grant planning permission

29

**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.       **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 (C071)**  
*Reason - To ensure a satisfactory standard of appearance (R075)*
  
3.       **The windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason - To ensure a satisfactory standard of appearance (R075)*

**INFORMATIVES**

1.       I02
  
2.       I11
  
3.       I21
  
4.       I30

30

## **1.0 THE SITE**

- 1.1 No. 12 Mcleod's Mews is a two storey property on the north side of Mcleod's Mews, which is a short residential mews between Emperor's Gate and the Underground railway line.
- 1.2 The property is within the Cornwall Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 Planning permission is sought to convert the existing mews house to two self-contained maisonettes, one with two bedrooms and one with one bedroom, together with elevational alterations.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 Planning permission was refused on 31st August 1989 for the conversion of the property from a single family dwelling to provide three self-contained flats, together with elevational alterations at the front.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations are the quality of the proposed additional residential accommodation which is to be created with regard to the Council's housing policies and housing standards, the issue of whether parking is available, and whether the changes to the elevation would preserve the character and appearance of the Conservation Area.
- 4.2 The relevant policies are included in the "Conservation and Development", "Housing" and "Transportation" Chapters of the Unitary Development Plan, in particular, Policies CD47, CD52, CD53, Strategic Policies STRAT13 and 14, Policy H6 and Policy TR39.
- 4.3 The present accommodation comprises a kitchen, lounge and bedroom at ground floor level, with three bedrooms above, including one in a "flying freehold" above part of No. 13 Mcleod's Mews. The proposed accommodation would comprise a two bedroom maisonette, the second bedroom of which would be within the "flying freehold", together with a one bedroom maisonette.
- 4.4 Both units comply with the Council's Planning Standards with regard to room sizes and layout. The creation of an additional unit would accord with strategic Policies STRAT13 and 14, and also with Policy H6, since only one unit would

be created and the present house does not have access to any amenity space.

- 4.5 Neither the present house, nor the two maisonettes, would have any off-street parking available. As such, the proposal conflicts with Policy TR39. However, it is considered that the creation of one additional housing unit would not create a significant increase in demand for parking in the vicinity, and hence an exception to this policy is considered to be justified in this case.
- 4.6 The proposal involves elevational alterations to the front and also the insertion of two new rooflights. The proposed rooflights would be small and flat, set in a flat roof, and are considered to be acceptable. On the front elevation, it is proposed to replace the existing modern casement windows and two setback modern sash-type windows with traditionally designed timber-framed sashes. Two timber-boarded doors would be inserted, one in an existing opening, to provide the front doors to the flats. The detail of the sash windows and doors is considered to be acceptable, and the alterations to the elevation as a whole are considered to constitute a considerable improvement to the appearance of the property. As such, the proposal complies with Policies CD47, CD52 and CD53.
- 4.7 Overall, it is considered that this conversion scheme, despite the lack of off-street parking, would be acceptable, and the elevational changes, which are a consequence of it would be a welcome improvement to the appearance of the Mews.

**5.0 PUBLIC CONSULTATION**

- 5.1 Occupiers of eight neighbouring properties in Emperor's Gate and Mcleod's Mews have been notified of the proposal.
- 5.2 To date, one letter raising objection to the proposal has been received from the occupier of the adjacent property. Concern is raised that the scheme would be "over intensive", and would not be desirable in this mews.

It is considered that, since both units comply with the Council's Planning Standards and additional units are supported by the Council's Housing Policies, the proposal would be acceptable.

- 5.3 Concern is also raised that four different types of windows are proposed on the elevation, together with projecting porches.

The windows have now been amended to sashes and the porches deleted.

- 5.4 Concern is also raised regarding additional demand for parking space and space for dustbins.

It is considered that since only one additional unit is created, there would not be justification to refuse planning permission for these reasons.

6.0 **RECOMMENDATION**

6.1 Grant Planning permission.

32

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

**List of Background Papers:**

The contents of file PP/99/00722 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: ALS**  
**Report Approved By: DT/LAWJ**  
**Date Report Approved: 07/06/1999**

**PSC:99:06:Rep.ALS**