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APPROVED BY  
PLANNING SERVICES CTTEE  
19 OCT 1999  
CONSENT REF

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 19/10/1999 / APP NO. PP/99/00746/CHSE/15  
AGENDA ITEM NO. 6158

ADDRESS

322 Fulham Road,  
Kensington, SW109UG

RECOMMENDATION  
ADOPTED

APPLICATION DATED 09/04/1999

APPLICATION COMPLETE 15/04/1999

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

T. MacMillan  
Scott, RIBA,  
11 Lansdowne Road,  
Alton,  
Hants.  
GU34 2HB

CONSERVATION AREA N/A

CAPS No

ARTICLE '4' No

WARD Redcliffe

LISTED BUILDING II

HBMC DIRECTION N/A

CONSULTED 8

OBJECTIONS 3

SUPPORT 0

PETITION 0

Applicant Judy Greenwood

PROPOSAL:

Rear extension at basement and ground floor levels.

RBK&C Drawing No(s): PP/99/00746 and PP/99/00746/C

Applicant's Drawing(s) No(s): 01/534/01 and 02C and photographs

RECOMMENDED DECISION: Grant planning permission

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

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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. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
4. **No water tank, lift motor room, or other roof structure shall be erected which rises above the roof of the building, including the roof of any extensions. (C078)**  
*Reason - To safeguard the appearance of the building / terrace / area. (R077)*
5. **The roof of the 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)*

**INFORMATIVES**

1. I04
2. I09
3. I10
4. I21
5. I22
6. I30
7. I31

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## **1.0 THE SITE**

- 1.1 The premises are located on the North-western side of Fulham Road, in the middle of a terrace 308-338 (even) Fulham Road, which is located between the junctions of St. Mark's Grove to the South and Ifield Road to the North.
- 1.2 The property comprises basement, ground and two upper floors and is divided into two self contained maisonettes. The property is not located within a Conservation Area but it is a Grade II Listed Building.

## **2.0 THE PROPOSAL**

- 2.1 The proposal seeks to erect a rear extension at basement and ground floors and undertake internal alterations to the basement and ground floors.

## **3.0 PLANNING HISTORY**

- 3.1 The Council granted planning permission in 1970 for the conversion of the property into two self-contained flats, the erection of a four storey rear addition and the formation of a parking space with vehicular access to Fulham Road.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations that have to be addressed when determining this proposal concern the effect the proposal will have upon the special architectural character and historic interest of this Grade II Listed Building, the Council's policies relating to rear additions and the amenity of the neighbouring properties.
- 4.2 The Unitary Development Plan policies that are considered relevant to this application are:
- CD25 Standard of design
- CD41 Rear additions
- CD58 Alterations to Listed Buildings
- 4.3 The proposal seeks to extend the rear basement extension of the premises by approximately 1.5 metres, which follows the existing precedents in the terrace at this level.
- 4.4 The proposal also seeks to erect a rear ground floor addition in the lightwell created by the four storey rear addition previously approved and the party wall



of the basement and ground floor rear addition of the adjoining property, No. 324 Fulham Road. The open area is currently used as a terrace.

- 4.5 The proposed ground floor addition measures approximately 2.8 metres in depth, 3 metres in width and 2.9 metres in height. The ground floor addition will be set back approximately 200mm from the rear elevation created by the four storey rear addition.
- 4.6 The proposal seeks to utilise the area of flat roof in front of the ground floor addition, created by the flat roof of the basement addition as a small terrace with a set of stairs leading down to the basement level which is the garden level. The terrace measures approximately 1.5 metres in depth and considered more of a balcony than a terrace. The area is not proposed to be used as a sitting out area and if planning permission is granted, it is suggested a condition is imposed restricting its use for access purposes only.
- 4.7 The Unitary Development Plan addresses the subject of rear additions in the "Conservation and Development" Chapter of the Unitary Development Plan with Policy CD41. The Council's Design Officer considers the proposal to be of an appropriate design with the ground floor addition being set back to ensure the elevation does not have a full width appearance. The proposal is therefore considered to be consistent with Policy CD41.
- 4.8 The proposal has been revised twice and a solid roof has been added to the ground floor addition rather than a glass roof that was originally proposed. This was undertaken at the request of the case officer as the glass roof was considered inappropriate given there is a maisonette on the first and second floors and the residential amenity of the occupiers could have been diminished by the glass roof, particularly in the evenings.

#### Formal Observations of the Conservation and Design Officer

- 4.9 The property is a Grade II Listed Building and English Heritage have released the case for the local authority to determine as they see fit. The formal observations of the Council's Conservation and Design Officer are therefore set out below:

##### "REAR

It is proposed to provide a basement extension. This has been designed to follow existing precedents and will not adversely harm the character of the building in this partially concealed location.

It is also proposed to provide a conservatory type structure to the rear lightwell at ground floor level. This is a traditional type alteration, also following existing precedents, being set-back allowing the original proportions of the closet wing to remain evident.

##### FRONT

To the front elevation, it is proposed to install two timber sash windows to the

basement and ground floors. This will reinstate missing originals enhancing the character of the building.

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#### INTERNALLY

At basement level, it is proposed to reorder and make openings in a number of partitions. The works proposed are to later divisions and will not adversely harm features of interest.

At ground floor level, it is proposed to make an opening between the front and rear rooms and make minor adjustments to the plan form. These works include the reinstatement of an original opening. The works proposed will not adversely harm the plan form, maintain the overall integrity of the rooms.

The proposal will preserve the survival of special architectural and historic interest of this Listed Building."

- 4.10 The proposed external alterations are therefore considered to be appropriate and respect the special architectural and historic character of the building and are consistent with Policy CD58 of the Conservation and Development Chapter of the Unitary Development Plan.
- 4.11 The proposal is also considered to maintain and enhance the character and appearance of the building and is therefore in accordance with the aims of Policy CD25 of the "Conservation and Development" Chapter of the Unitary Development Plan.
- 4.12 The proposed internal alterations are also considered to be appropriate and are also considered to be consistent with Policy CD58 of the Conservation and Development Chapter.
- 4.13 The proposal will not, it is considered, result in the loss of residential amenity by way of loss of privacy or loss of light to the neighbouring premises.

#### 5.0 PUBLIC CONSULTATION

- 5.1 The Council notified 8 addresses of the proposal and has, to date, received three letters of objection.
- 5.2 The first objection to the proposal relates to the proposed glass rooflight of the ground floor addition. The objection states it will create a loss of privacy to the maisonette above.

This objection was considered to be pertinent and the applicant was required to remove this aspect from the proposal, which he has done.

- 5.3 The other objections relate to a loss of privacy and additional noise and activity created by the balcony.

It should be remembered that the existing ground floor terrace measures approximately 3 metres in width and 2.8 metres in depth, and contains no use restrictions. The proposed balcony is 1.5 metres in width and, as stated in Paragraph 4.6 of this report, it will be conditioned so it may be used for access purposes only.

- 5.4 Another objection advises the addition at ground level when added to the existing rear four storey addition, will create a full width addition.

The application was revised to its current form with the ground floor addition set back 200mm which avoids the full width appearance at ground floor level and adds definition to this level.

- 5.5 The last objection advises that the staircase will result in overlooking to the adjoining garden.

The staircase is set against the very high party wall with the adjoining property No. 324 Fulham Road and, accordingly, it will not be possible to overlook the garden given the size of the party wall, which is approximately 1.8 metres in height, as the staircase descends to the garden.

**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/99/00746 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: AP  
Report Approved By: PK/LAWJ  
Date Report Approved: 11/10/1999**

**PSC9910/AP.REP**