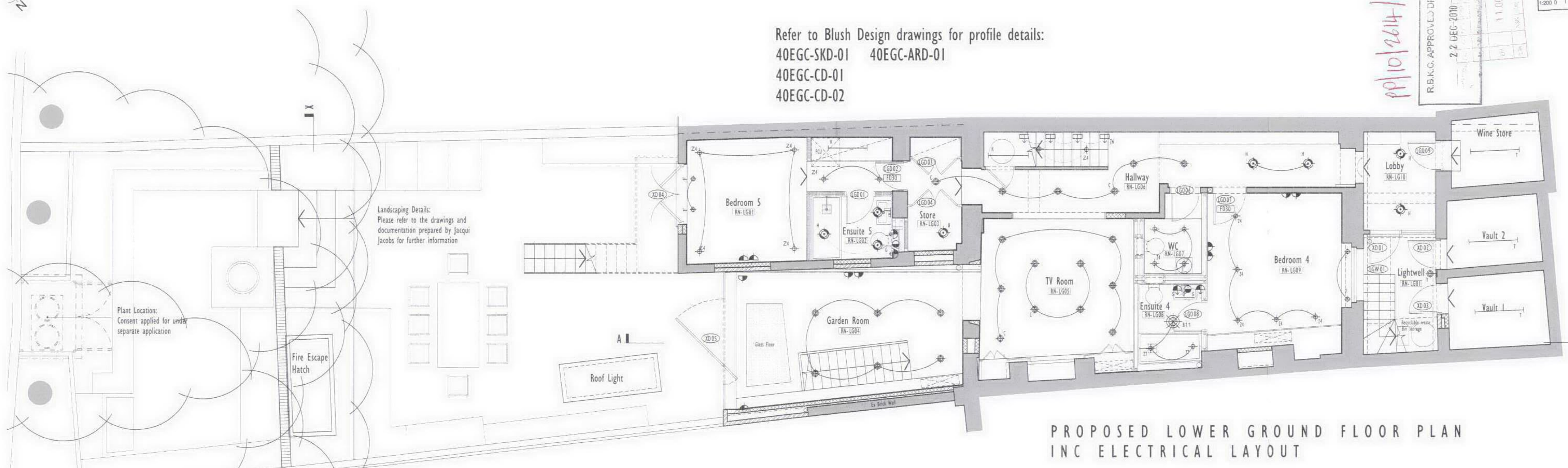


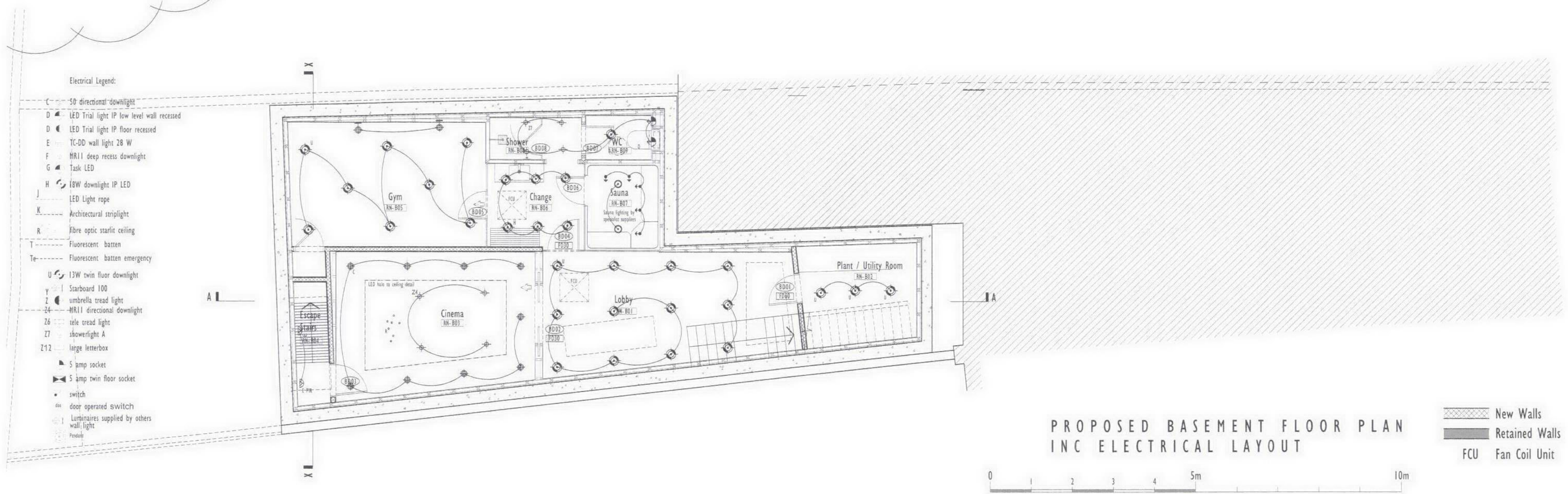
Refer to Blush Design drawings for profile details:
 40EGC-SKD-01 40EGC-ARD-01
 40EGC-CD-01
 40EGC-CD-02

PP110/2614/A

R.B.K.C. APPROVED DRAWING
 22 DEC 2010
 11 OCT 2010



PROPOSED LOWER GROUND FLOOR PLAN
 INC ELECTRICAL LAYOUT



PROPOSED BASEMENT FLOOR PLAN
 INC ELECTRICAL LAYOUT

New Walls
 Retained Walls
 FCU Fan Coil Unit

- Electrical Legend:
- C 50 directional downlight
 - D LED Trial light IP low level wall recessed
 - D LED Trial light IP floor recessed
 - E TC-DD wall light 28 W
 - F MR11 deep recess downlight
 - G Task LED
 - H 18W downlight IP LED
 - J LED Light rope
 - K Architectural striplight
 - R fibre optic starlit ceiling
 - T Fluorescent batten
 - Te Fluorescent batten emergency
 - U 13W twin floor downlight
 - Y Starboard 100
 - Z umbrella tread light
 - Z4 MR11 directional downlight
 - Z6 tele tread light
 - Z7 showerlight A
 - Z12 large letterbox
 - 5 amp socket
 - 5 amp twin floor socket
 - switch
 - door operated switch
 - luminaire supplied by others wall light
 - pendant

Proposed Basement & Lower Ground Floor Plan Including Electrical Layout
 1003-PI-251
 24.06.10
 1.50 @ A1
 40 Epton Crescent London SW3 2EB
 PROJECT
 PROPOSED
 24.06.10
 06.10.10
 R.B.K.C. APPROVED DRAWING
 22 DEC 2010
 11 OCT 2010
 16 Lambton Place London W11 2JH
 T: 020 7731 2355
 F: 020 7731 2357
 www.wolfarchitects.com

W O L F
 A R C H I T E C T S

**ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING
AND BOROUGH DEVELOPMENT**

**PLANNING APPLICATIONS COMMITTEE Date: 3rd February,
2009**

The Planning Applications Committee is asked to note and agree the following amendments to the Committee Reports for the **SOUTH** Area

AGENDA ITEM 4009

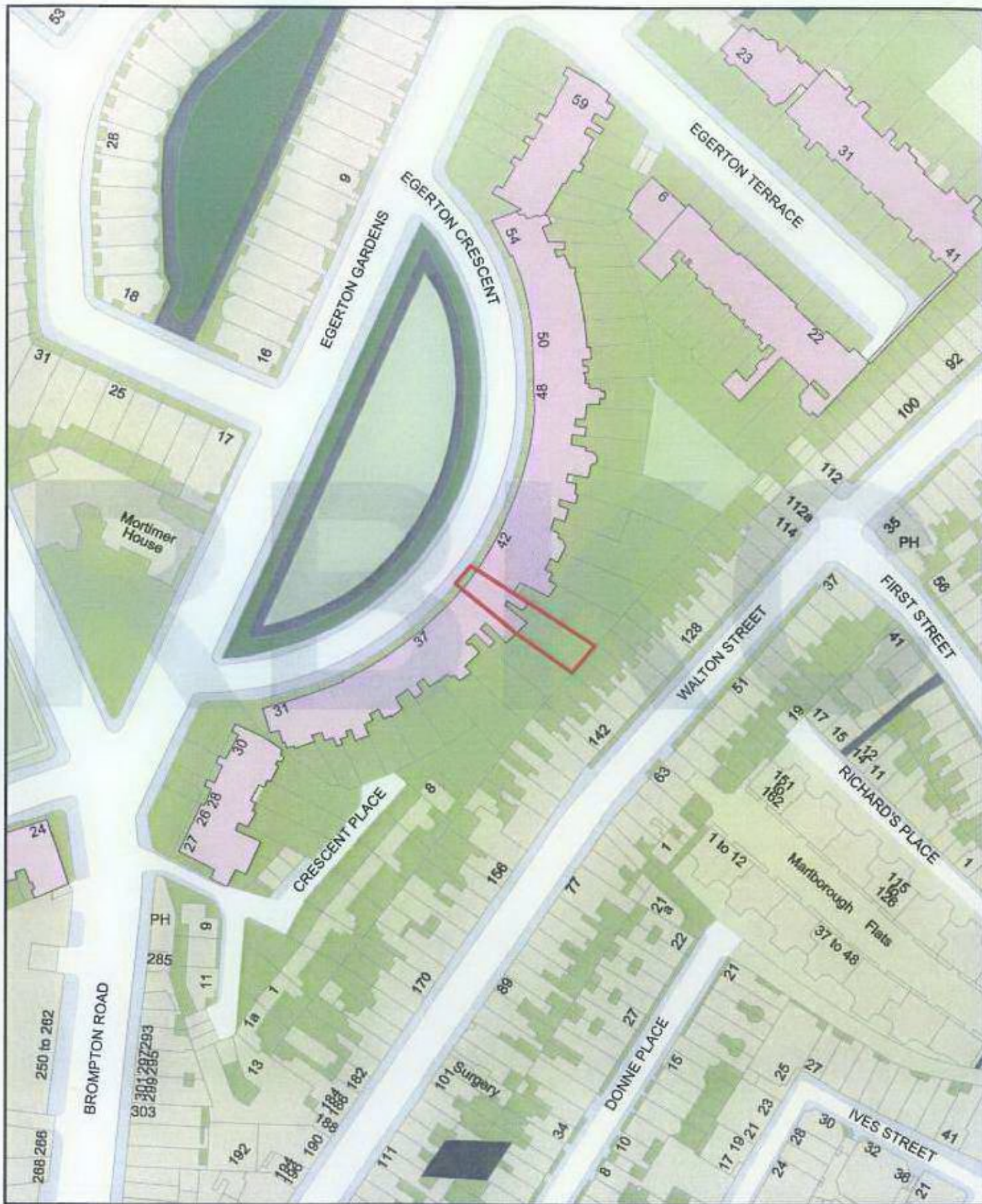
Application Number PP/08/03128
Address 40 Egerton Crescent

Details

Add Condition 20 Odour expelled from any flue serving the hygiene plant or providing ventilation to the swimming pool area shall not cause annoyance to any adjacent occupied premises. The use shall not commence until a fully detailed scheme indicating the measures to be used to control and minimise odour has been submitted to and approved in writing by the Executive Director, Planning and Borough Development in consultation with the Director of Environmental Health. The report shall show how this condition shall be met.

Reason To protect the amenities of nearby occupiers

40 EGERTON CRESCENT, SW3



1:1,250

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(100021668) (2009)



Listed Buildings

- Grade II
- Grade II*
- Grade I



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Property and Land Applications Team
The Royal Borough of Kensington and Chelsea
The Town Hall, 180-182 Strand, London WC2R 2ES
+44 (0)20 7061 5564
Email: Planning@rbkc.gov.uk



**RECOMMENDATION
ADOPTED.**

**ROYAL BOROUGH OF KENSINGTON AND CHELSEA
REPORT BY EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT**

**APP NO. PP/08/03128/Q21
PLANNING APPLICATIONS COMMITTEE 03/02/2009
AGENDA ITEM NO. 4009**

SITE ADDRESS

40 Egerton Crescent, LONDON, SW3 2EB	<u>APPLICATION DATED</u>	30/10/2008
	<u>APPLICATION COMPLETE</u>	03/11/2008
	<u>APPLICATION REVISED</u>	19/12/2008

APPLICANT/AGENT ADDRESS

Katie Hale
The London Planning Practice LLP
61 Chandos Place
LONDON WC2N 4HG

<u>LISTED BUILDING</u>		<u>CONS. AREA</u>	Thurloe and Smith's Charity	WARD	Brompton
<u>CAPS</u>	Yes	<u>ENGLISH HERITAGE</u>		ART '4'	No

<u>CONSULTED</u>	<u>OBJECTIONS</u>	<u>SUPPORT</u>	<u>PETITION</u>
11	5	0	0

Applicant Mr Paul Jeffery

PROPOSAL: Excavation to form subterranean extension under rear garden, erection of double height conservatory at rear at basement and ground floor levels, erection of rear extension at first floor level in place of existing conservatory, and elevational alterations.

RBK&C Drawing No(s): PP/08/03128/A

Applicant's Drawing No(s): 03008-PL-50, 200, 201, 202, 203, 225A, 226A, 227A, 228A, 300, 350A, and 400A.

RECOMMENDED DECISION: Grant planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of three 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 written approval of the Executive Director, Planning and Borough Development. (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 Borough Development in writing. (C071)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
4. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Borough Development before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved and shall be so maintained:**
 - (a) **drawings of the double height conservatory at 1:20 scale****(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)

5. **The windows hereby permitted shall be timber framed, single glazed, double hung sliding sashes, with no trickle vents, and so maintained. (C075)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
6. **The french doors hereby permitted shall be of painted timber framed construction, single glazed, with no trickle vents, and so maintained. (C075)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
7. **No water tank, lift motor room, or other roof structure shall be erected on top of the roof of any part of the building, including the roof of any extensions. (C078)**
Reason - To safeguard the appearance of the building / terrace / area. (R077)
8. **The railings to the balcony, external staircase, and all railings hereby permitted shall be of black painted metal construction, and so maintained. (C082)**
Reason - To safeguard the appearance of the building/street. (R082)
9. **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 Executive Director, Planning and Borough Development. (C085)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
10. **Notwithstanding the drawings hereby approved all windows to the front and rear of the property shall be repaired unless replacement has been justified and joinery details agreed in writing by the Executive Director of Planning and Borough Development. (U1)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
11. **The roof of the rear extension at first floor level hereby permitted shall not be used at any time as a terrace without a further planning permission. (C080)**
Reason - To protect the privacy and amenity of

neighbouring property (R080)

12. **The window in the side elevation of the rear extension at first floor level hereby permitted shall be constructed using only obscured glazing, fixed shut and so maintained. (C093)**
Reason - To safeguard the amenity of neighbouring property, and in particular to prevent overlooking. (R091)
13. **Noise emitted by any plant and machinery associated with the development hereby permitted, shall not increase the existing lowest LA90(10min) background noise level at any time when the plant is operating. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential premises or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The plant shall be serviced regularly in accordance with manufacturers instructions and as necessary to ensure that the requirements of the condition are maintained. (C57c)**
Reason - To protect the amenities of nearby occupiers. (R57c)
14. **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) a landscaping and tree/shrub planting scheme. (C016)**
Reason - To ensure that the appearance of the development is satisfactory, and to preserve the character and appearance of the Conservation Area. (R017)
15. **The tree(s) existing on the site at the date of this permission shall be protected against damage as per method statement of Connick Tree Consultants dated 16th October 2008 throughout the period of building and other operations pursuant to this permission, including site preparation. (C020)**
Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R020)

16. **During the implementation of this permission, no tree within the curtilage of the site shall be lopped, topped, or felled, or root pruned, without the prior written approval of the Executive Director, Planning and Borough Development. (C023)**
Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenities of the area. (R020)
17. **Notwithstanding the drawings hereby approved the subterranean extension hereby permitted shall not extend any further into the rear garden than the line of the existing low level wall dividing the two levels of the existing rear garden.**
Reason - To ensure that the existing trees in the rear garden are adequately protected, to safeguard their contribution to the amenities of the area. (R020)
18. **The development hereby permitted shall not be implemented until a Construction Traffic Management Plan has been submitted to and approved in writing by the Executive Director, Planning and Borough Development, in consultation with the Director of Transportation and Highways. The statement should include:**
- **routing of demolition, excavation and construction vehicles;**
 - **access arrangements to the site;**
 - **the estimated number of vehicles per day/week;**
 - **details of the vehicle holding area;**
 - **details of the vehicle call up procedure;**
 - **estimates for the number and type of parking suspensions that will be required;**
 - **details of any diversion or other disruption to the public highway during demolition, excavation and construction works; and**
 - **work programme and/or timescale for each phase of the demolition, excavation and construction works.**
- The development shall be carried out in accordance with the approved Construction Traffic Management**

Plan.

Reason - In the interest of highway safety and to safeguard the amenity of the area.

19. **The development hereby permitted shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to supervise the construction works throughout their duration. The appointment shall be confirmed in writing to the Executive Director, Planning and Borough Development prior to the commencement of development. (C106)**

Reason - The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties. (R106)

INFORMATIVES

1. I09
2. I10
3. I11
4. I21
5. I22
6. I27
7. I30
8. I38
9. I63
10. You are advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)



PP/08/03128
LB/08/03130

1 Doc sent
04/11

The Electronic Atlas
To change the titles please select the Print menu

Building Information

40 Egerton Crescent LONDON SW3 2EB	UPRN Ward Easting Northing Property Type Mosaic Info	217027709 Brompton 527313 178945 Residential Building Click here	Pictometry 178945 527313 Classification RD Description Residential: Dwellings Spare Spare Type Spare
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[View Map](#)
 [Set Ref 1](#) [Set Ref 2](#)

Unit Information

No matches found.

GIS Report

Comprehensive Index: Showing up to **3 nearest results** per layer within **0.1m** of address.



LAYER	NAME	INFO DESCRIPTION	Map Feedback
Conservation Areas	Thurloe/Smith's Charity	Click Area 13A - 1A	Map
Listed Buildings	31-54 EGERTON CRESCENT	Click II	Map
Regulation 7	South of the Borough	Click Proposed Regulation 7 Area of Special Control of Estate Agent Boards	Map

Lookups

BLPU Type	4	Polling District BRD
Conservation Area	13A	Unit Type 336
Housing Zone	E	Wards 0
Noise Zone	12	

Council Tax	00034978	OSAPR	AP3H7C8H5W3461M04R
Corporate Property Database	00034978	Planning Code	R0753
ELEC	R01900	Planning ID	2361
Number of Properties	1	Sequence	1400

Map (100m Zoom)

1.0 SITE/LOCATION

- 1.0 No.40 Egerton Crescent is a five storey (including basement and mansard roof) mid-terrace property on the east side of Egerton Crescent. The lawful use of the property is as a single family dwelling house.
- 1.2 The property is Grade II Listed and within the Thurloe and Smith's Charity Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission and listed building consent are sought for excavation to form a subterranean extension under the rear garden, the erection of a double height conservatory at the rear at basement and ground floor levels, the erection of a rear extension at first floor level in place of an existing conservatory, and elevational alterations. Listed Building Consent is also sought for internal alterations.
- 2.2 The proposals have been revised following negotiation with officers.

3.0 RELEVANT PLANNING HISTORY

- 3.1 In 1984 planning permission and listed building consent were granted for the erection of a conservatory at the rear at first floor level. These permissions were implemented.
- 3.2 In 1994 planning and listed building consent were granted for the erection of a rear extension at basement level with a conservatory above. These permissions were not implemented and have now expired.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations are the impact of the proposals on the special architectural character and historic interest of the listed building, on the character and appearance of this part of the Conservation Area, and on the amenities of neighbouring properties. In addition, the impact on the existing trees in the rear garden and adjacent gardens must be assessed.
- 4.2 The relevant policies of the Unitary Development Plan, as amended 27th September 2007, are:

CD27 - High standard of design.
CD32 - Subterranean developments.
CD33 - Sunlight/daylight
CD35 - Privacy
CD36 - Sense of enclosure
CD46 - Conservatories
CD47 - Extensions
CD50 - Other alterations.
CD57 - Character and appearance of Conservation Areas.
CD61)
CD62) - Development in Conservation Areas.
CD63)
CD65 - Demolition/partial demolition of listed buildings.
CD66 - Alterations to listed buildings.
CD80 - Resist development resulting in loss of trees.
CD82 - Resist loss of trees.
CD84 - Protection of trees

- 4.3 There are no policies of the London Plan considered of particular relevance.

Subterranean Extension

- 4.4 The proposed subterranean extension would be set below the existing garden and would extend to within 6.1m of the end of the garden. 1m of soil depth over the proposed subterranean extension would be provided.
- 4.5 In relation to the existing trees at the rear of the garden and adjacent gardens the Council's Arboriculture Officer raises no objection to the proposed subterranean extension, subject to the recommended conditions. The projection of the proposed subterranean extension into the rear garden has been reduced following negotiation with officers to ensure the protection of existing trees.
- 4.6 The only element of the proposed subterranean extension that would be visible externally would be a relatively small rooflight (3.0m x 750mm) set at garden level. On original submission three rooflights were proposed, however, these were considered unacceptable by officers. The subterranean extension is now considered acceptable in visual terms.
- 4.7 The Council's independent structural engineering consultants have considered the proposed subterranean extension, and advise that the structural stability of neighbouring properties would be adequately safeguarded. They also advise that the ground water table would not be adversely affected. It is noted that the property

does not fall within a Flood Risk Zone, and therefore, there is no requirement to notify the Environment Agency.

- 4.8 It is not considered that the proposed subterranean extension would have any harmful impact on the amenities of neighbouring properties. Given this and the other considerations set out above, it is considered that the proposed subterranean extension is in accordance with UDP Policy CD32 (Subterranean developments), and therefore, acceptable.

Rear Extensions

- 4.9 The proposed double height conservatory at the rear at basement and ground floor level would be set beside the existing half width back addition, and would not project beyond the line either of the existing half width back addition, or the double height conservatory on the adjacent property (No.41). The principle of double height conservatories at this level is established in the terrace. Finally, it is not considered that the proposed conservatory would result in any significant harm to the amenities of any neighbouring properties. There would be no significant loss of sunlight or daylight, no significant overlooking of neighbouring properties, and no harmful increased sense of enclosure to neighbouring properties, that would result.
- 4.10 For the reasons set out above the proposed conservatory is considered in accordance with UDP Policy CD46 (Conservatories), and therefore, is considered acceptable.
- 4.11 At the rear at first floor level it is proposed to demolish the existing conservatory structure and to replace it with a brick extension. The conservatory was erected in the late 1980s and is not considered of any great architectural merit and therefore its demolition is welcome. The proposed extension is considered acceptable in visual and amenity terms. It would project no further in depth or height than the adjacent extension at No.39.
- 4.12 For the reasons set out above the proposed conservatory is considered in accordance with UDP Policy CD47 (Extensions), and therefore, is considered acceptable.

Elevational Alterations

- 4.13 The proposed elevational alterations include the installation of french doors at basement, ground floor, and first floor levels at the rear, the erection of a replacement balcony and external stairs at the rear at ground floor level. These alterations are considered acceptable in visual and amenity terms.

Formal Observations of Council's Conservation Officer

4.14 The proposed works are of a category whereby English Heritage were not required to be notified. Therefore, the Council may determine the application as it sees fit.

"It is proposed to erect a two storey glazed rear extension within the lightwell, replace the rear conservatory at first floor level with brick extension, excavate basement under garden and undertake internal alterations to this Grade II Listed terrace house.

The basement excavation proposed beneath the existing rear garden will be accessed through a staircase within the floor of the light well adjacent to the closet wing. The subterranean works will not extend beneath the original footprint of the property and will not compromise the special interest or structural integrity of the principle listed building.

The glazed conservatory is to be constructed next to the closet wing the design of which is similar to the approved conservatory at No. 43 Egerton Crescent. The conservatory will largely be of a frameless glass construction that will be subordinate to the building and allow the original rear wall to be read through it.

The house has been subject to refurbishment works in the past resulting in the removal and replacement of some original decorative finishes and minor alterations to the floor plan. The proposed removal and erection of modern stud partitions relate to already altered parts of the building and where new openings within walls are to be inserted they respect the floor plan with substantial structural nibs and down stands retained to clearly delineate the wall. All original decorative features are to be retained.

The replacement of the first floor conservatory with a more traditionally constructed brick extension will visually enhance the rear of the property.

The proposals have been amended following the Conservation officer's advice and will now preserve the special architectural and historic interest of this listed property."

Conclusion

4.15 Overall, the proposals are not considered detrimental to the special architectural character and historic interest of the listed building, to the character and appearance of this part of the Conservation Area, to the amenities of neighbouring properties, or to the existing trees

in the rear garden and adjacent gardens. Given this, it is considered that they are all in accordance with the UDP policies outlined, and therefore, acceptable.

5.0 PUBLIC CONSULTATION

5.1 Eleven neighbouring properties were notified in Egerton Crescent, and Walton Street. To date five letters of objection have been received. The letters were written prior to the revision of the proposals. The objectors have been notified of the revisions and any further responses will be reported verbally to the Committee.

5.2 The main points made in the letters of objection are:

5.2.1 The proposed subterranean extension would adversely impact on the ground water table.

In response, and as stated in the main body of the report, the Council's independent structural engineering consultants have confirmed that the proposals would not adversely affect the ground water table.

5.2.2 The proposed rooflights over the subterranean development are unsightly and would result in reflection and glare.

In response, the three originally proposed rooflights have now been replaced by one larger rooflight that is considered acceptable in visual and amenity terms.

5.2.3 The proposed subterranean development would threaten the future of the trees in the rear garden and adjacent gardens.

In response, and as stated in the main body of the report, the subterranean extension has been moved back further from the rear of the garden to ensure that the trees in the rear garden and adjacent gardens are not harmed. The Council's Arboriculture Officer is now satisfied with the proposals.

5.2.4 The proposed swimming pool would result in noise and smells from its mechanical plant and chemicals

In response, a condition is recommended to limit noise from the mechanical plant. Were smells to arise the Director of Environmental Health would have powers to act using Environmental Health legislation.