

The Pembridge Association NEWSLETTER



The Newsletter of the Conservation Society for the Pembridge Conservation Area

February 2010



182-184-186 Westbourne Grove

Planning Success?

182-186 Westbourne Grove

These three properties were bought by the Dutch development company RESAM WG BV in 2006/2007.

Initially, the developers were committed to traditional shopfronts but they subsequently tried to install modern ones.

This was objected to and opposed by the Pembridge Association and prevented by the Council which successfully served an enforcement notice when the shopfront installed at 182 did not follow the approved design.

Gradually the developers tried to increase the volume of the three properties and make them into a single building.

In March 2009 they lost their appeal to add an additional storey across all three properties.

The Inspector affirmed the importance of preventing developments which dam-

age the uniform character of nineteenth century terraces in the Conservation Area.

In August 2009, an application to convert the five separate residential units across three properties into one was opposed by the Pembridge Association because of loss of small residential units but this was granted by the Council.

An application was made in October 2009, to install glass balustrades along the front of the flat roofs of the three properties.

This was opposed by the Pembridge Association because it did not respect the planning permission previously obtained by us for traditional railings to be erected along the whole terrace, as and when developments take place. This would allow the Council gradually to take the opportunity to approve applications subject to traditional railings being installed.

The present three shopfronts are

ANNUAL GENERAL MEETING

WEDNESDAY
24th February 2010
at 8 pm at
The New Church Centre
5 Pembridge Villas, W11

Guest Speaker:
Cllr Daniel Moylan
Deputy Chairman,
Transport for London and
Deputy Leader, Royal Borough of
Kensington & Chelsea
on
"Transport and Notting Hill"

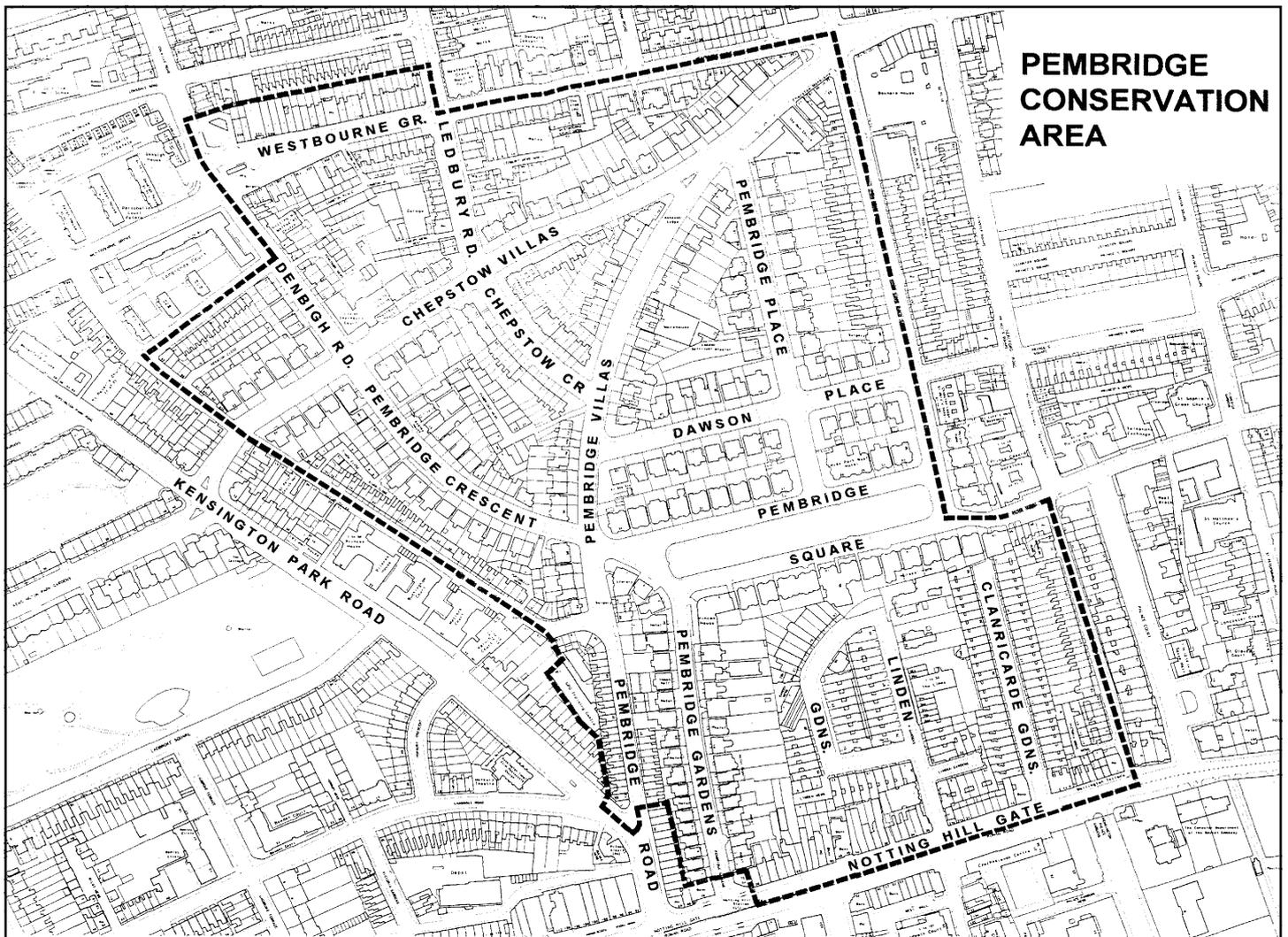
All local residents are welcome - wine will be available after the meeting when you will also have a chance to discuss matters with the Committee Members and consider joining the Association if you are not already a member.

smart and traditional and enhance the terrace.

The north side of Westbourne Grove is actually in Colville Ward, not Pembridge Ward, but was originally included in the Pembridge Conservation Area so that this section of Westbourne Grove could be treated consistently from the conservation point of view.

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PEMBRIDGE CONSERVATION AREA

From the Chairman's Desk

We must applaud and must very much show our appreciation of the large amount of time that our Planning Secretary, Roy Griffiths, dedicates to his task of ensuring that the members of the Pembridge Association committee are kept up to date with planning applications that could affect the character of our local conservation area.

This he does by obtaining copies of the planning applications and associated drawings and circulating them by E-mail to members of the committee.

Among active conservation areas in the Borough we are fairly unusual in having few committee meetings, in fact recently only one each year in order formally to approve the annual accounts.

We now handle all committee communications via E-mail between our committee members. This means that any contentious planning applications are the subject of extensive consultation between members of the committee as and when necessary rather than having

to rely on monthly meetings. With so many people these days having a busy lifestyle it was often difficult previously to find dates for meetings that all members of the committee could make.

At its February 2010 meeting the committee decided that a pre-requisite for anyone standing for election to the committee is that they have and regularly use E-mail facilities.

This has meant that a few long-serving members of the committee are not standing for re-election this year but we have, nevertheless, to thank them for their past service over many years.

The committee has also decided not to continue with its annual garden party because no one has come forward to take on the role of organiser.

The Association will now revert to holding an annual Autumn Lecture, as we did very successfully in 2009 when Carolyn Starren gave us a fascinating historical account of the original development of the parts of the Ward that now form the Pembridge Conservation Area and can also be seen in the Council's Pembridge Conservation Area Policy Statement

that is now our reference document.

In this issue of the Newsletter we cover a number of building projects that have been the subject of planning applications or planning enforcement actions during 2009.

In a number of cases these applications have been considered by the Council's Architectural Appraisal Panel, consisting of local architects, and their advice has been taken into account by the Council's planning officers in recommending decisions to be taken by the Council's elected members, who serve on the Council's Planning Applications Committee, or when decisions have been made by the Executive Director of Planning and Borough Development under authority delegated to him by the Council.

Where the Association has been concerned about decisions that would have been dealt with under delegated authority it has asked one of the Ward Councillors to request that the decision goes to committee.

David Campion
Chairman

Planning Report

JANUARY

Guest House West Hotel 163-165 Westbourne Grove

The long battle fought by the Pembridge Association, Kensington Society and Council against the timber decking and giant parasols on the front forecourt of the hotel was finally lost when an inspector allowed the owners' appeal against the Council's enforcement order.

The inspector thought the parasols created a bold display which would have been approved by the builders of the Great 1851 Exhibition up the road in Hyde Park.



163-165 Westbourne Grove

MARCH

12 Denbigh Close

The owner, having previously had permission to raise the height of the roof, put in a further application to install two front and one rear dormer windows and two rear roof lights. A group of residents in Denbigh Terrace objected. They claimed the height of the roof in

the new proposal would be higher than that for which the owner had previously been given permission. The result would be an unacceptable diminishing of their already limited outlook and the establishing of a precedent which would lead to even greater reduction in outlook. The group paid more than a thousand pounds in fees to a professional surveyor to examine the proposer's drawings. It

was agreed they were inaccurate and they were amended though what was proposed was still found unacceptable by the objectors. We supported the objectors. At a Planning Committee meeting on 1st March a deferral was agreed to allow further scrutiny of the drawings. The proposals were again brought to Committee on 19th May and granted.



14, 12 & 10 Denbigh Close

MAY

14D Pembridge Crescent

In 2005 the Council conditionally approved the construction of a single dwelling comprising a basement and ground floor in a gated and enclosed private cul-de-sac behind 14 Pembridge Crescent next to two existing houses.

The house as built differed from the design which had been given planning approval, with a larger area of glazing, to the disadvantage of the people living in numbers 14A and 14B.

The Pembridge Association objected to the variations and pressed the Council to take enforcement action.

An application was submitted to regularise the changes but the Planning Department took the view that the variations were not so significant as to warrant a refusal and the committee therefore decided to grant approval.



14D Pembridge Crescent

1 Ledbury Mews North

There was an appeal against the Council's refusal to allow the installation of railings on the prominent front elevation of this mews house; the Pembridge Association supported the Council's view.

The appeal was dismissed because the Inspector considered that the railings would harm the appearance and character of the building and the mews.



1 Ledbury Mews North

JUNE

6-14 Pembridge Gardens

The internal and external refurbishing of these five large and prominent mid-19th century houses, which previously formed the dilapidated Hill Gate Hotel, was virtually completed.

The new owners have transformed the street elevations, installing doors in the original design, re-instating balustrade boundary walls and repairing and unifying fenestration and original architectural detail.



6-14 Pembridge Gardens

25-26 Pembridge Square

The planning application to convert these two houses from hotel to single family residential use, with a large basement swimming pool and underground car parking, was approved by the Council. There has however been no apparent progress on site but design work is said to be continuing behind the scenes.

58 Pembridge Road

Imperial College withdrew a proposal to demolish an existing post-war students hostel and replace it with a terrace of six eco-friendly houses with common basement storage, car parking area and landscaping. We expressed concern about the architectural style of the street elevation and loss of five mature lime trees. The process of public consultation and the quality of the several proposals were of an exceptionally high standard.

JULY

26 Chepstow Villas



26 Chepstow Villas

A planning application to erect a single storey side extension at 26 Chepstow Villas, including a basement, was not opposed by the Pembridge Association and was granted by the Council. A further application in October for construction of a two-storey side extension instead was opposed by us because it would destroy the symmetry of the group of houses to which it belongs. This application was refused by the Council and is the subject of an appeal.

233-235 Westbourne Grove

John Scott's Sphinxes were recommended for refusal by the Planning Department, but were granted approval by the Planning Applications Committee.



233-235 Westbourne Grove

34 Pembridge Gardens

After almost two years of discussion and dispute, an application to demolish an undistinguished 1970s two storey building adjoining a terrace of three mid-nineteenth century houses in Pembridge Villas and replace it with a large family house with underground car parking and swimming pool, was granted on appeal July.

Although the proposed façade of the new house is completely compatible with its neighbours and would not harm the character of the Conservation Area, people living in adjoining flats strongly objected because they believed the height and bulk of the new building would seriously affect their sense of enclosure, light and privacy.

When the application was finally considered, there were differing judgements.

The case officer recommended that it be granted; however, when it went to committee, the councillors, after having visited the site, quite reasonably saw it from the point of view of the people who would be most affected. They refused the proposal because it would result in an increased sense of enclosure. The applicant appealed and the appeal was allowed.

The inspector conceded there would be some loss of outlook and light, but "this would not be overwhelming or detract unacceptably from the living conditions of the occupiers around the appeal site".

A disappointing decision for those residents who will have their sunlight and daylight affected.

AUGUST

4-6 Chepstow Villas

An appeal was made against the Council's refusal to allow the building of an additional room, to be used as a cinema, across the full width of the rear garden of 6 Chepstow Villas and linked to the lower ground floor of the house by an enclosed walkway.

The Inspector dismissed the appeal as he took the view that the development would be a visually harmful intrusion both into the existing rear garden and also the wider area of gardens of which it was apart and which are largely free of built development. This reinforces the view that back gardens in conservation areas do matter.

35-41 Chepstow Villas (highway)

An application for a cycle hire docking station on the highway for the Transport for London Cycle Hire Scheme was approved. The station will have up to 27 docking points for scheme bicycles plus a terminal to secure and release bicycles and to provide registration and payment facilities and a wayfinding mapping.

78 Notting Hill Gate (RBSScotland)

The Pembridge Association objected unsuccessfully to the application for the change of use of the second, third and fourth floors at this address from office to single residential unit because it would reduce places of employment in the Royal Borough.

SEPTEMBER

9 Pembridge Place

An application was made to extend the existing mansard, built over the original main part of the house, so that it would also cover the later extension.

This was felt to be an improvement by the Pembridge Association and the Kensington Society as it would tidy up a rather unfortunate roofline.

It was, however, recommended for refusal by the Planning Department on the basis that the extension should be left as it is so it looks like an extension.

When the application was considered by the Planning Applications Committee there was a PowerPoint presentation of photos of other properties on the east side of Pembridge Place. This persuaded the members of the committee that the views taken by the Pembridge

Association and the Kensington Society were more acceptable than maintaining a view that the extension should be left as it was.

The officer recommendation was overturned by the Planning Committee and the application was approved.

This at least proves the point that our local societies can have an influence on planning decisions.



9 Pembridge Place

DECEMBER

222-224 Westbourne Grove

A proposal for the redevelopment of the site of the old Notting Hill Post Office is being considered by the Council. It includes the demolition of the sorting office, which backs on to Lonsdale Road, and part of the Westbourne Grove building, and the excavation of a single storey basement level to create six residential units with lower ground floor and ground floor Class A1 retail.

The Pembridge Association response has been to approve the proposals for the Westbourne Grove elevation but not those for the rear building in Lonsdale Road because they are not compatible with the height, bulk, materials and character of the modestly proportioned, mid-nineteenth century houses in Lonsdale Terrace of which the proposed building will be a prominent part.



The old Post Office at 222-224 Westbourne Grove

7 Rosehart Mews

The planning application to convert the existing 1970s custom-built two storey office building in Rosehart Mews to two residential flats was opposed by the Pembridge Association. It was felt that this would be contrary to the Council's policy of preserving the character of each conservation area through a mix of land uses and the importance of the contribution made to the vitality of the local economy when considering such a change of use.

This application was subsequently refused by the Council.



Office Building at 7 Rosehart Mews

42 Chepstow Villas

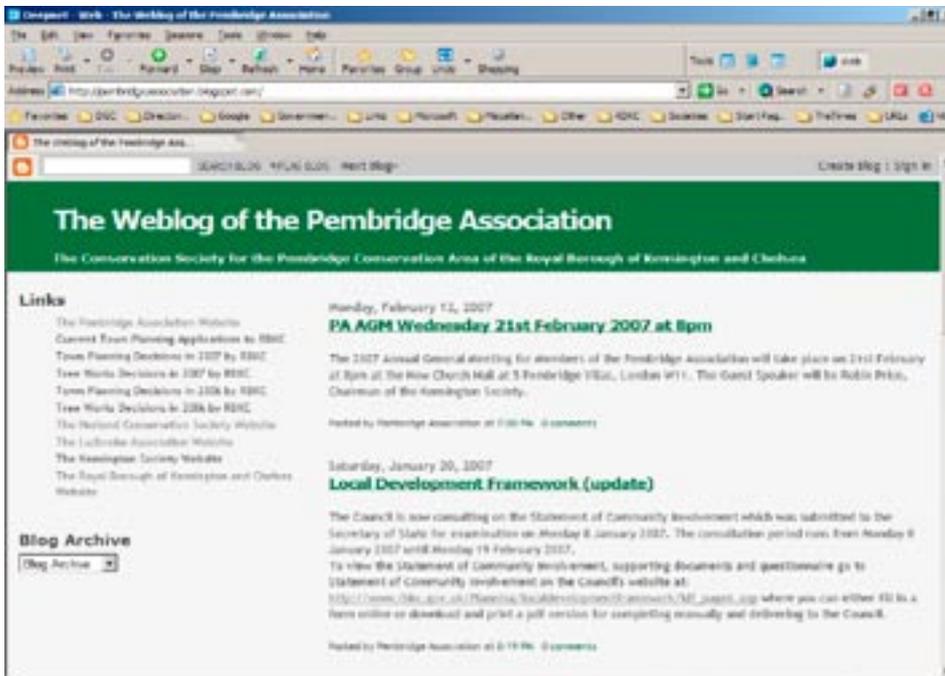
A proposal to increase the height of the existing end of terrace house, by adding an "attic" storey to form a new second floor level, was opposed by the Pembridge Association because it is the only villa in a prominent group of houses with a street elevation which is more or less exactly as it was when it was built more than a hundred and fifty years ago.

Although the adjoining house at No. 44 is higher, the building of an additional floor on No. 42 would have produced an unfortunate juxtaposition which would have been visually unacceptable. There is often pressure to provide additional accommodation but this has to be acceptable visually in conservation areas.

The application was subsequently refused by the Council.



42 Chepstow Villas



The Association's Website & Blog

The Pembridge Association Website provides the means for publicising the work of the Association and for recording information that is accessible to a wider public with an interest in conservation matters. The website may be accessed on the Internet using the following URL:

www.pembridgeassociation.org

The Association is keen to encourage the further development of its website with contributions from local residents who have any historical information that may be of general interest to others.

The Association puts its annual Newsletters on its website so that they are readily accessible to anyone who has missed an issue. The Newsletters also form a useful historical archive of matters relating to the conservation area.

Pembridge Association Blog

The Association now also has a Weblog (Blog) which can be accessed from the menu on its website. This provides links to the planning information on the Council's website with a single click that avoids having to enter search criteria on the RBKC site itself. This means that any time you use one of these links you will see all current planning applications that have not yet been decided; another link

lets you see all planning decisions that have been taken in the current year.

It is now also possible to access scanned copies of planning application drawings which can be downloaded in the form of Adobe Acrobat pdf files. The benefit of this is that if you are unable to visit the Council's Planning Information Office, to see the original drawings submitted, you can view applications on your own computer at home.

If you prefer to do so you can go directly on to the Council's own website at:

www.rbkc.gov.uk

and obtain a wider range of information that may be of interest to you. This link is also provided from the Association's Blog.

The Council has been judged by the Society of Council IT Managers, for several years running, as having one of the top twenty local authority websites in the country.

Key Decisions

The Council operates a procedure whereby decisions that are to be made by its Leader and his nine Cabinet Members are covered by a Forward Plan which sets out the Key Decisions that will be required. These are published on its website so as to allow public scrutiny and any objections to be made before the relevant decisions are formally taken.

You can subscribe to the Council's E-mail Notification Service via:

www.rbkc.gov.uk/emailnotification

and be automatically sent details of Key Decisions and other available information; this includes a wide range of planning information that can be selected by Ward, Conservation Area, Street or Postal District. You can also get details of all premises licensing applications and decisions.

The Local Development Framework

The Council has undertaken the process of developing its *Local Development Framework* which will eventually take over from its *Unitary Development Plan* as the basis for setting out the strategic policies by which planning applications will be assessed.

A description of the LDF process appears on the Council's website and anyone wishing to find out more information about this is recommended to visit the website to check on progress.

David Campion

COMMITTEE 2009

CHAIRMAN

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HON TREASURER

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Mr Roy Griffiths

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HON SECRETARY - Membership

Miss Rosemary Buttar

1 Chepstow Villas, W11 3EE

EXECUTIVE COMMITTEE

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Mrs Vicky Butler

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13 Pembridge Gardens, W2 4EA

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2 Chepstow Villas, W11 3RB

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17 Pembridge Crescent, W11 7DX

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11a Dawson Place, W2 4TD

Dr Elizabeth Shaw

25 The Limes, Linden Gardens, W2 4ET

Cllr. Doreen Weatherhead

15 Clanricarde Gardens, W2 4JJ

The election of the Officers and Committee Members for 2010 will take place at the Annual General Meeting on Wednesday 24th February 2010.

THE AIMS OF THE PEMBRIDGE ASSOCIATION

1. To encourage and promote high standards of architecture and town planning in the Pembridge Conservation Area,
2. To stimulate and promote public interest and care for the beauty, history and character of the neighbourhood,
3. To encourage the preservation, conservation, development and improvement of features of general public amenity or historic interest within or affecting the neighbourhood.

These aims are pursued by charitable means only and the Association has no affiliation with any political party.

Our job is to show that conservation is important, and to provide a channel for the views of the community. To do this effectively we need your active support.

Membership is open to all those who are interested in the aims of the Pembridge Association. Anyone who is interested in becoming more closely involved with the work of the Association should initially make contact with the Chairman and will be welcome to attend a Committee Meeting.

We much prefer annual subscriptions to be paid by bank standing order as this helps to minimise the effort in renewing subscriptions each year!

If you have a point of view you would like to express about Conservation matters or issues raised in the Newsletter, write to the Chairman whose name and address is shown at the top left of this page.

LECTURE

As the Pembridge Association was unable to hold its Annual Garden Party in 2009 the Executive Committee gave consideration to replacing this event by a Lecture to be held in the Autumn after people have returned from their summer holidays.

In the distant past the Association used to hold an Annual Lecture but this was discontinued due to dwindling support at the time.

The Executive Committee felt that it would be beneficial to give Members a chance to meet to learn more about the history of the Conservation Area.

Carolyn Starren agreed to give us a lecture on the history of our area and this was held on Wednesday 18th November at 8pm at the New Church Hall at 5 Pembridge Villas, W11.

Newsletter was edited and the art work was set up by David Campion using Aldus InDesign 2.0.1

SUBSCRIPTIONS

If you would like to support the Pembridge Association please complete this Banker's Order Form and send it to the Hon. Treasurer:

c/o 13 Rodney House, 12/13 Pembridge Crescent, W11 3DY

If you would prefer to pay your subscription by cheque, or charity voucher, please complete the name and address section below and send this form with your remittance (payable to "The Pembridge Association") to the above address. A Gift Aid Form is also available by request to the same address.

To: The Manager:Bank/Building Society

Sort Code: - -

Address:

Please pay £ (..... pounds) to "The Pembridge Association" at NatWest Bank, 46 Notting Hill Gate, London W11
Account No: 51098067 (Sort Code 60-15-33)
with the first payment made immediately
and annually thereafter until cancelled on (Date)

Signature: Date

Name: Account No:
(BLOCK CAPITALS)

Address:

The minimum subscription is £3, the average paid is £10; and, some Members subscribe £20, £50 and even £100 to support our activities.

The Pembridge Association

Charity No 267406