



## Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

### Eastbourne Road

#### Client

Metropolitan Police Authority

#### Location

13 Eastbourne Road

#### Services Provided

Planning  
Archaeology

#### Date of Completion

March 2008

#### Key Issues

Production of site appraisal report setting out the planning potential for maximising redevelopment of a single dwelling house and recommending a strategy for gaining planning permission.

CgMs planning and historic buildings advice followed the client's withdrawal of an earlier application that was going to be refused planning permission.

Cardonwell Ltd submitted a revised application following CgMs advice and received planning permission within 2 months for a series of extensions, alterations and a single storey 'garden house' to the rear.

Cardonwell Ltd approached CgMs having been advised by Hounslow Planning Department that its application for extensions and alterations to 13 Eastbourne Road was going to be refused planning permission on the basis that it was going to harm the Chiswick House Conservation Area and amenity of adjacent neighbours.

Members of CgMs Planning and Historic Buildings' Departments undertook a site visit and scrutinised existing paperwork and planning policy to review the position the Local Planning Authority were taking.

A site appraisal report was produced for Cardonwell Ltd which made a number of recommended alterations to the withdrawn application scheme to address the Local Planning Authority concerns. The report also specified which components of the scheme were deemed acceptable and could be retained despite criticism from the planning department on the proposed design. The report also set out a recommended Strategy for moving forward with a revised planning application.

Cardonwell Ltd used the recommendations in the report to guide the design process and submitted a revised application for side, rear and roof extensions, alterations and a single storey detached garden house. The application was accompanied by a supporting statement that fed from the appraisal report content and was reviewed by the CgMs Planning Department. Despite local objection, planning permission was granted at Committee within two months of submission.

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