
PLANNING AND BOROUGH DEVELOPMENT

**THE ROYAL
BOROUGH OF**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director DAVID PROUT

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**KENSINGTON
AND CHELSEA**

19 July 2007

My Ref: DPS/DCS /PP/07 /01662&/01663/SW
Your Ref:

Please ask for: Mrs. S. Wilden

Dear Sirs,

Town and Country Planning Act 1990
Phene Arms, 9 Phene Street, LONDON, SW3 5NY

I am currently considering two applications for planning permission which include the formation of a subterranean extension at the above address. The applications are accompanied by structural engineer's method statements.

Council policy is to resist subterranean development where the structural stability of adjoining or adjacent listed buildings or unlisted buildings in conservation areas might be put at risk. No. 1 Margareta Terrace is a Listed Building, and the application premises and its neighbours are in a conservation area. In this context, in order for me to advise the Council upon this matter, I would be pleased to receive your views upon the applicant's submissions.

Please find enclosed a set of the application drawings together with a copy of the above method statement for each of the applications.

It would be most helpful if I might have your comments within 14 days of the date of this letter. Would you kindly acknowledge receipt of this letter and enclosures. If you have any queries please contact the case planning officer, Mrs. Wilden, on the above the telephone number.

Please enclose your invoice with your reply.

Yours faithfully,

David Prout
Executive Director, Planning and Borough Development

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of sunlight or daylight, overlooking and loss of privacy,
- Noise and disturbance resulting from a use, hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people wish to object on grounds that **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (these are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

Applications with less than three objections are likely to be dealt with under delegated powers by the Executive Director.

You are advised that the Council scans all letters of representation and makes them available on the Internet. If this is of concern, please advise us when you send your letter.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on 020 7361 3012

WHERE TO SEE THE APPLICATION

On the **Council's Internet site** - www.rbkc.gov.uk.

At the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 5.00pm Monday to Friday. A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, King's Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station **020 7727-6583**). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it will be possible for an officer to come to your home with the plans. Please contact the Planning Department on the number given above.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY