

## Other Documents

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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Simon Davies,  
B7.  
55 Boscombe Road,  
London W12

APPLICATION NO: PP/00/02682

APPLICATION DATED: 16/11/2000

DATE ACKNOWLEDGED: 21 November 2000

APPLICATION COMPLETE: 20/11/2000

DATE TO BE DECIDED BY: 15/01/2001

SITE: 138 Lancaster Road, London, W11 1QU  
PROPOSAL: Erection of conservatory at rear basement level.

ADDRESSES TO BE CONSULTED

- 1. 136<sup>A</sup> 140 (EVEN) LANCASTER ROAD, W11
- 2.
- 3. 1-2 (~~1-2~~) RAILWAY MEWS, LAD. GROVE, W10
- 4.
- 5.
- 6. 136(1-10) 136<sup>A</sup> (Front + Shop)
- 7.
- 8. 140 (BSMT, 1<sup>ST</sup>, 2<sup>ND</sup>)
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

18  
CT  
22/11/2000

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

S/L  
CT  
22/11/2000

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 138 LANCASTER ROAD

POLLING DISTRICT D

- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St Paul's from Richmond     |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
								✓									

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

	Density	
	Site Area	
	Habitable rooms proposed	
	Proposed Density	

	Plot Ratio	
	Site Area	
	Zoned Ratio	
	Floor Area proposed	
	Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

# PLANNING AND CONSERVATION

TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



THE OCCUPIER  
FILE COPY

020-7361- 2079/2080

020-7937-5464

Switchboard: 2079/2080

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 22 November 2000

KENSINGTON  
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02682/AP Planning Information Office

TOWN HALL HORNTON STREET LONDON

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: 138 Lancaster Road, London, W11 1QU**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

**Proposal for which permission is sought**

**Erection of conservatory at rear basement level.**

**Applicant** Peter Davies, Manor, Moreton Pinkney, Northants. NN11 3SJ

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### 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 may wish to object on grounds that, unfortunately, 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

Planning applications where 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.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). 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, Kings 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 districts 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 may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

# NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

## MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: PP/00/02682/AP

CODE SL

Room No:

Date: 22 November 2000

### DEVELOPMENT AT:

138 Lancaster Road, London, W11 1QU

### DEVELOPMENT:

Erection of conservatory at rear basement level.

The above development is to be advertised under:-

**NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.**

**M.J. French**

Executive Director, Planning & Conservation  
**SITE NOTICE CRITERIA NOT MATCHED  
CHECK CORRECT CODE IS ENTERED**

30 Lancaster Road.

Joel Costy showed he got a 100-200mm. otterine  
fire.

138 Lancaster Road

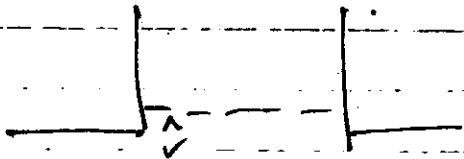
Site Visit: 12 December 2000.

Proposal is acceptable in principle, detail requires  
the Shute to get back from 10-15 mins.

No problems regarding refugees.

Reasons to be said they Shute

Set back.



Arthur

12 Dec 2000



DPI

AC

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 12 January 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02682 /CHSE  
Applicant's Ref:  
Application Date: 16/11/2000 Complete Date: 20/11/2000 Revised Date: 12/01/2001  
Applicant: Simon Davies, B7.55 Boscombe Road, London W12  
Address: 138 Lancaster Road, London, W11 1QU

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- |   |  |
|---|--|
| <b><u>Class (i) - 8th Schedule development</u></b>    | Class (vi) - listed building consent for above Classes.  |
| Class (ii) - shop fronts                              | Class (vii) - approval of facing materials   |
| Class (iii) - conversion from non s/c dwellings etc   | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act   |
| Class (iv) - amendments as required by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways Act 1980  |
| Class (v) - above classes after D.P. Committee agree  |  |

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Erection of conservatory at rear basement level.

**DELEGATED APPROVAL**  
15 JAN 2001

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02682/<sup>and P/00/2682/A</sup> Applicant's drawing(s) No.0011/01 and 0011/02/A (date stamped 12/01/2001).  
*Deca*

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the conditions indicated above imposed for the reasons appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation    Head of Development Control    Area Planning Officer

*12/1/01*

  
*12/1/01*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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 unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
- ↑  
4. **The <sup>X</sup>French doors and window shall be timber framed, painted and so maintained. (C075)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*

INFORMATIVES

1. I09
2. I10
3. I21
4. I30
5. I31
6. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD28, CD30, CD41, CD42, ~~CD43~~ (I51)

# DELEGATED REPORT

Address 138 Lancaster Road

Reference PP/00/2682

Conservation Area Yes

Listed Building Yes/No

## Type of Application

~~Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent~~

## Type of Development

Residential Extension

Roof

Rear

Storeys \_\_\_\_\_

Side

Front

Garden

Residential Alterations

Residential Conversion

From \_\_\_\_\_

To \_\_\_\_\_

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole  part

Listed Building Alterations

Unlisted Building – Demolition

whole  part

**Objections** (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*See Award*

**Standards**

satisfactory

Light

Privacy

Room Sizes

Parking

Trees

**HBMC** Direction/Obs.

Obs. Rec'd

Direction Rec'd

Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*AP*

Date

Agreed

*PT/OWS*

*12/01/07*

## **DELEGATED REPORT**

### **138 LANCASTER ROAD**

### **KENSINGTON W11**

#### **1.0 PLANNING CONSIDERATIONS.**

1.1 The proposal seeks to erect a rear basement level conservatory in the light well of the premises. The property is divided into self contained residential flats and is not located within a Conservation Area.

1.2 The proposed conservatory will have a render finished elevation with a sloping glass roof and a set of hardwood French doors. The proposal has been revised so the structure is set back approximately 150mm from the rear elevation of the existing three storey addition thus avoiding a full width rear elevation.

1.3 Whilst the proposed structure is termed a conservatory by the applicant it could also be described as a rear extension and accordingly the proposal is judged not only against Policy CD42 of the " Conservation and Development " chapter of the Unitary Development Plan but also CD41 which addresses rear extensions.

1.4 The proposed structure is considered to be of an appropriate design at garden level which is set back from the existing rear addition thus avoiding a full width appearance and as such the proposal is considered to be consistent with both Policy CD41 and CD42. The proposal is not located within a Conservation Area, however it is considered to be in scale with its surroundings and in accord with Policy CD25. The proposal is not considered to adversely affect the amenities of neighbouring occupiers.

#### **2.0 PUBLIC CONSULTATION**

2.1 The Council notified 18 addresses in Lancaster Road and Ladbroke Grove of the proposal and has to received no representations regarding it.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

## REASON FOR DELAY

CASE NO. 00/2682 .

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....11 Days.....

I have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation (i) Design  
[*highlight one or all*] (ii) Transportation  
(iii) Policy  
(iv) Environmental Health  
(v) Trees  
(vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time ✓
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed.......... (Case Officer)



REAR

4/6

SN5MJD5WTHK (NOV 24) 024  
325 0122 N N N N 02 2(024)

138 Lancaster Rd

RBK + C

29.11.00





FRONT.

1/6.

5nsn/insuth<no.24 >017  
376.01\*\*NNNN2(024)

138 Lancaster Rd

RBK+C

29.11.00.



PEAR

5/6

SPRINTWALKER NO. 142823  
325 B122 N W-2 BA 20024)

138 Lancaster Rd

RRK+c

29.11.00



REAR.

ELEVATION

+ ADJOINING.

MR. WILSON

138 Lancaster Rd

RBK4C

29.11.00

~~Handwritten scribble~~

~~Handwritten scribble~~

Handwritten scribble

6/6

375 0122 P.M. ~ N 07 21 024

375 0122 P.M. ~ N 07 21 024



158

175

FRONT + SIDE  
2/16

SnSmswrtth, K No. 15 >000  
376 (1111 N N N N 07 2(024))

138 Lancaster Rd

RBKt c

09.11.00





• REAR — (+ adjoining prop)

area where engineering

will be 1

0

138 lancaster Rd

3/6

RBK:c

29.11.00