

ROYAL BOROUGH OF KENSINGTON & CHELSEA

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REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/99/00201
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

119-131 Lancaster
Road, London, W11

APPLICATION DATED 20/01/1999

APPLICATION REVISED

APPLICATION COMPLETE 29/01/1999

APPLICANT/AGENT ADDRESS:

The Colman
Partnership,
7-8 Midford Place,
London, W1P 9HJ

CONS. AREA NO CAPS NO

ARTICLE '4' NO WARD Avondale

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

DELEGATED REPORT

Address

119 - 131 Lancaster Rd
W11

Reference PP/99/201

Conservation Area NO

Listed Building Yes/No

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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

continued

D4/51(a)

Objections (withdrawn etc.)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

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

(Handwritten signature/initials)

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Auland

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

MR

Date

Agreed

DT/hans

26/10/00

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DELEGATED REPORT

1.0 Planning Considerations

1.1 The main considerations in this case relate to the impact of the proposed electrical sub-station and enclosure upon the external appearance of the nearby Holmes Place building and surrounding area.

1.2 The relevant planning Policies within the Unitary Development Plan are:

- CD 25 (high standard of design)
- CD 44 (the external appearance of buildings or the surrounding area)
- CD 72 (impact on trees)

The relevant planning Policies within the proposed alterations to the Unitary Development Plan are:

- CD 25a (development that is physically and visually integrated into its surroundings)
- CD 44b (to resist the installation of plant and equipment)

1.3 The proposed electrical sub-station will be located to the south west of the site, fronting St Mark's Road, which forms part of a development for the Holmes Place Health Club, that was granted planning permission on 16 January 1998 (Ref: TP/97/1749).

1.4 The proposed electrical sub-station will result in the removal of existing outbuildings to form an internal screen wall for the sub-station enclosure. The perimeter wall to the sub-station will not be visible from the street being below the height of the boundary wall (approximately 3m high). A new opening will be formed within the existing boundary wall for the installation of folding gates for the sub-station, fronting St Mark's Road. The original submission proposed that the gates to the sub-station would open outwards to project over the public highway. This was considered to be unacceptable and has been amended accordingly.

1.5 It is considered that the proposed development is in accordance with Policies CD25, CD44 and CD72 of the Unitary Development Plan and CD 25a and CD 44b of the proposed alterations to the Unitary Development Plan.

2.0 Public Consultation

2.1 Thirty nine letters of notification were sent to properties in Lancaster Road and St. Mark's Road.

2.2 No objections have been received.

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M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/99/00201 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: **MK**
Report Approved By: **DT/LAWJ** *laws*
Date Report Approved: *26/10/00*

PSC0009/MK.REP