

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Crawford & Gray Architects,
65-69 Pottery Lane,
Holland Park,
London,
W11 4NA

APPLICATION NO: PP/04/00329

CASE OFFICER: Mr.J. Wade

APPLICATION DATED: 28/01/2004

DATE ACKNOWLEDGED: 11 February 2004

APPLICATION COMPLETE: 11/02/2004

DATE TO BE DECIDED BY: 07/04/2004

SITE: 8 Lansdowne Road, London, W11 3LW

PROPOSAL: Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

ADDRESSES TO BE CONSULTED

1. James Astor, Chairman - Hanover Gardens Committee, 16 Lansdowne Road, W11 3LL

2.

3. 1-3 (odd) & 4, 6, 10, 12 Lansdowne Road

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

14.

15.

CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY:

English Heritage Setting of Bdgs Grade I or II

English Heritage Demolition in Cons. 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

National Rivers Authority

Thames Water

Crossrail

LRT/Chelsea-Hackney Line/Cross Rail Line 2

Victorian Society

DTLR Dept. Transport Loc.Gov.& Regions

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 - CATEGORY:

Govt. Office for London

Twentieth Century Society

dn

13/2

X

(21)

ya

13/2.

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

DEVELOPMENT CONTROL TECHNICAL INFORMATION

ADDRESS 8 Lansdowne Road

London W11 3LW

POLLING DISTRICT NOB

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP040329 | 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							
3	11															✓	✓

	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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:
FILE NOTE
 VALID ARTICLE 4 DIRECTION SYSTEMS ENGLISH HERITAGE DO NOT NEED TO BE NOTIFIED.

Royal Borough of Kensington and Chelsea
GGP Point-in-Polygon Search Results
Corporate Land and Property Gazetteer at 3rd February 2004
Buildings and their Units

Building Shell		1	Lansdowne Road	W11 3AL
Residential Unit		1	Lansdowne Road	W11 3AL
Residential Unit	Basement Flat	1	Lansdowne Road	W11 3AL
Building Shell		3	Lansdowne Road	W11 3AL
Residential Unit	Flat A	3	Lansdowne Road	W11 3AL
Residential Unit	Flat B	3	Lansdowne Road	W11 3AL
Residential Unit	Flat C	3	Lansdowne Road	W11 3AL
Residential Unit	Flat D	3	Lansdowne Road	W11 3AL
Residential Unit	Flat E	3	Lansdowne Road	W11 3AL
Residential Unit	Flat F	3	Lansdowne Road	W11 3AL
Residential Unit	Flat G	3	Lansdowne Road	W11 3AL
Residential Building		4	Lansdowne Road	W11 3LW
Building Shell		5	Lansdowne Road	W11 3AL
Residential Unit	Flat A	5	Lansdowne Road	W11 3AL
Residential Unit	Flat B	5	Lansdowne Road	W11 3AL
Residential Unit	Flat C	5	Lansdowne Road	W11 3AL
Residential Unit	Flat D	5	Lansdowne Road	W11 3AL
Residential Unit	Flat E	5	Lansdowne Road	W11 3AL
Residential Unit	Flat F	5	Lansdowne Road	W11 3AL

Residential Unit	Flat G	5	Lansdowne Road	W11 3AL
Residential Building		6	Lansdowne Road	W11 3LW
Residential Building		8	Lansdowne Road	W11 3LW
Residential Building		10	Lansdowne Road	W11 3LW
Residential Building		12	Lansdowne Road	W11 3LW

Total Number of Buildings and Units Found 24

APPEALS TIMETABLE

ADMINISTRATION

Initials

Time
Hours

Cost
LAWJ

- (1) Notification of appeal to third parties
- (2) Pre Statement Inquiry/hearing
- (3) Preparation of Statement and Documentation
- (4) Notification of appeal decision

CASE OFFICER

- (1) Preparation/
- (2) Meeting

Legal
Counsel
Transportation
Design
Policy
BEHO
Other Parties

- (3) Statement
- (4) Public Inquiry/Local Hearing

Policy

Preparation
Meetings
Statement if applicable

Design

Preparation
Meetings
Statement if applicable

Transportation

Preparation
Meetings
Statement if applicable

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/04/00329/JW

CODE 1D

Room No:

NEWSPAPER DATE: 20/02/2004

Date: 13 February 2004

DEVELOPMENT AT:

8 Lansdowne Road, London, W11 3LW

DEVELOPMENT:

Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Transportation Observations (Initial)

Switchboard: 020-7937-5464

Direct Line: 020-7361-2275

Extension: 2275

Facsimilie: 020-7361-3463

Date: 13 February 2004

My Ref: DPS/DCN/PP/04/00329 Your ref: Please ask for: J. Wade

Dear Sir/Madam;

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 8 Lansdowne Road, London, W11 3LW

I enclose a copy of an application, in connection with the above proposal and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 07/04/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

2079/2080

020-7361-2079/2080

Switchboard 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463

Date: 13 February 2004

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/04/00329/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 8 Lansdowne Road, London, W11 3LW

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. Please telephone should you require further information.

Proposal for which permission is sought Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

Applicant Mr. John Reed, 8 Lansdowne Road, London, W11 3LW

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

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. 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.

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

REASON FOR DELAY

CASE NO. _____

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.....

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

- Delays due to internal Consultation [highlight one or all]
- (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other

Further neighbour notification/external consultation necessary (spread over time period)

Awaiting Direction from English Heritage/other EH delays...

Revisions requested, but not received in time

Revisions received but inadequate - further revisions requested

Revisions received but reconsultation necessary

Of the Committee cycle

Applicant's instruction

OTHER REASON.....

..... (Case Officer)

ONE LANSDOWNE ROAD
LONDON W11 3AL

(020) 7727 8944 / Fax: (020) 7221 7788
E-mail: jwl@lloydfamily.com

Obj
JW

4n
20/2

18th February, 2004.

M. J. French Esq.,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX

Your Ref DPS/DCN/PP/04/00329/JW

Dear Mr. French,

Proposed Development at: 8 Lansdowne Road, London W11 3LW

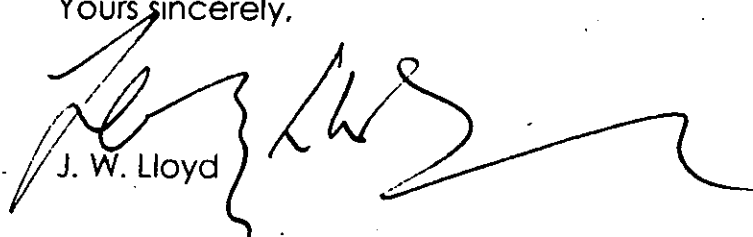
First of all congratulations on your long tenure. We have lived here since 1970 and I cannot remember a time when your signature was not on these letters.

I object in principle to infill between the houses on the Ladbroke Estate and to the reduction in street scene and amenity from off street parking in front of the houses and the crossovers.

I can see why number 8 Lansdowne Road wishes to copy its neighbours but I am afraid I have to lodge a strong objection in particular.

I believe we should seek to maintain the beauty and integrity of the original designs for this Conservation Area as much as humanly possible.

Yours sincerely,


J. W. Lloyd

copy to north

42

EX DIR	HDC	PP	GC	AD	ULL	PO
R.B. K.C.		19 FEB 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
ARB			DES FILE			

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/0329	Address: 8 Lansdowne Road, W11	Date of obs: 18/02/04
------------------------------	--	---------------------------------

Proposal:
Gate post moved, new cross over created, reduction in parking bay length by 2.3m.

More info needed	No Objection	No objection STC	Concern Raised	Objection
				✓

Initial Observations		Transportation Officer:	DC Officer:
Full Observations	✓	Geoff Burrage	J Wade
Further Observations (no.)			

Comments: The application proposes removing a gate post, the creation of a new cross over and a reduction in length of an on-street parking bay by 2.3m.

TR44 states the Council's commitment to "*resist development which would result in the net loss of on-street residents' parking*". The reduction in length of a 15.5m residents parking bay to 13.2m would reduce the capacity of this bay from three cars to three small cars or two medium to large cars. The creation of one private off-street space at this site would not lead to a net increase in the number of spaces available and does not justify the loss of an on-street parking bay that is available to all residents. Therefore this proposal would result in the loss of a fully functional on-street residents' parking bay, would not result in a net increase in residential parking bays and is not consistent with TR44.

According to the most recent parking occupation survey data available to the Council (TecnEcon, 1996) Lansdowne Road suffers from severe parking stress with 76% of residents bays occupied between 10:00-16:00, 89% between 20:00-23:00 and 90% (this is classed as unacceptable parking stress) between 00:00 and 06:00. In Lansdowne Walk at the same times of day the parking occupation figures are 73%, 94% and 92% whilst in St John's Gardens the figures are 53%, 53% and 59%. These independently executed surveys highlight severe and often unacceptable parking pressure except in St. John's Gardens. Although the figures provided by the applicants are reasonably accurate for St John's Gardens, they significantly underestimate parking pressure in Lansdowne Road and Lansdowne Walk where the negative impacts of this proposal are most likely to be experienced.

Relevant transportation policies: TR 44

Recommendation: The Director of Transportation and Highways objects to the proposal.

Signed: 

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Transportation Observations (Initial)

Direct Line: 020-7361-2275

Extension: 2275

Facsimilie: 020-7361-3463

Switchboard: 020-7937-5464

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 13 February 2004

My Ref: DPS/DCN/PP/04/00329 Your ref: Please ask for: J. Wade

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 8 Lansdowne Road, London, W11 3LW

I enclose a copy of an application, in connection with the above proposal and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 07/04/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

RBKC ARBORICULTURAL OBSERVATIONS

Address	Application No.	DC Officer	Date of Obs
8 Lansdowne Road	PP/04/00329	J Wade	26 th March 2004
Development		Obj.	No Obj.
Creation of off street parking			No Obj
Status of Tree(s):			
C.A. No. (if any)	T.P.O. No. & Details (if any)	Tree Work Applications	
C.A No 3			
Comments:			

1. Recommendation:

No objection subject to the agreement of protection methods for the magnolia tree during construction (Conditions C20 and C23c).

2. Reasons Behind Recommendation:

Whilst the driveway slightly encroaches into the crown-spread of the magnolia tree this is minor and the tree will be able to sustain itself. However it is important that a working method is agreed prior to commencement of works to ensure that any root damage to the tree is minimised.

In this case it would seem that the best form of driveway construction would be the use of no-dig techniques which would minimise root damage.

If you have any further queries relating to this site then please contact me.

Signed:



Date:

26/03/2004

Russell Horsey
Arboricultural Officer.

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 8 Lansdowne Road, W11.

Description: Creation of off-street parking space in front garden and associated alterations to front and side boundaries

Application No: LB/04/330

DC Case Officer: JW

Drawing Nos: 246-PH01, 246-PH02, 246.01, 246.02, 246.S02.

CD Case Officer: KO

Date: 26th March, 2004

Grant/Refuse: Refuse listed building consent

Formal Observations:

Number 8 forms one half of a pair of properties constructed in the mid Nineteenth century. The enclosed front garden area is an essential part of the character of this listed property and represents the original setting for the building. The imposing tall piers framing the pathway entrance to the garden are also of interest and contribute to visual interest within the streetscene. The remaining length of front boundary is delineated by a run of unoriginal railings set in a low wall.

The creation of an off-street parking space within this garden would represent an insensitive alteration which would detract from the character and setting of this listed building. The large opening would result in an unsightly breach in the front boundary wall and would result in the loss of one of the existing piers. The rebuilt and repositioned pier would highlight the impact of this unsympathetic gap.

The works would harm the setting, special architectural and historic interest of this building.

Signed:

Date: 26/3/04

Approved:

Date: 26/03/04

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Julia Ohlsson
6 Lansdowne Road
London
W11 3LW

Switchboard: 020-7937 5464
Extension: 2096
Direct Line: 020 - 7361 2096
Facsimile: 020- 7361 3463

13th May 2004

My reference: DC/N/SG/
PP/04/329
LB/04/330

Your reference:

Please ask for: Sarah Gentry

Dear Madam,

**Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
8 Lansdowne Road, W8**

I refer to your letter dated 17th April 2004 regarding the recent refusal of Planning Permission and Listed Building Consent for the creation of an off-street parking space within the front garden area at the above property.

I enclose a copy of the Planning Officer's report which sets out the Council's policies, the considerations in the determination of these applications and the reasons for the refusal. The applicant has the right to appeal to the Secretary of State against the Council's decision.

If you have any queries please contact the above named officer.

Yours faithfully,

M. J French
Executive Director, Planning and Conservation

F

Response to Planning Refusal for 8 Lansdowne Road

The proposal is to create one off street parking space for 8 Lansdowne Road (a single family dwelling). This involves making the existing gateway approximately 2.3m wider, would require a new crossover and results in the loss of 2.3m (half of the length of one car) of the residents parking bay outside the property. The proposal retains the garden, preserves the appearance of the property and does not detrimentally affect the street elevation or character of the area. We would add that 23 of the 31 neighbouring properties have such an off street parking arrangement.

The reasons given for the refusal of the above application are listed below along with our response to them.

"The proposed creation of an off street parking space in the front garden... is contrary to policies... CD54, CD57, & CD61."

"CD54: To resist off-street car parking in forecourts and gardens if:

a) The proposal would result in the loss of a material part of the existing garden space;"

The proposal results in no loss of garden space to the property, as the hard-standing on which the car would be parked already exists.

The dwarf wall adjacent to the boundary with number 10 would need to be removed in order to make the hard-standing wide enough for the car to park on. The planting would however be retained.

"b) The proposal would result in the loss of any trees of amenity value (including street trees);"

The proposal does not result in any loss of trees on or off the property; therefore this point is not relevant.

"c) The proposal would result in the demolition of most of the street garden wall /railing, or lead to an unsightly breach in it, particularly where the wall or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;"

In order to allow a car to enter the garden of the property, the gate in the street garden wall/railings needs to be enlarged by 2.3m. This still leaves 6.88m (77%) of the existing wall, and the new gate post will be built to match the existing therefore retaining the street character.

We have revised the proposal marginally so that the planting which currently spans the gateway on metal hoop will be adapted to span the width of the enlarged opening on a new metal hoop.

The new gate has been designed using the same design features as the existing smaller one.

"d) The car, when parked on the hardstanding, would obstruct daylight or outlook enjoyed by a basement dwelling."

The position of the car when parked on the hard-standing would not interfere with the daylight or outlook of the basement, so this point is not relevant.

"CD57: To pay special attention to the desirability of preserving or enhancing the character or appearance of each conservation area."

In order to preserve the appearance of the area, the proposal has been designed using materials that will produce a result which enhances that which currently exists.

The new gate-post will be constructed to the same height and from the same materials as the one it is replacing.

We have revised the proposal marginally so that the planting which spans between the two gate posts will be retained on a new metal hoop with a wider span and the design of the new gate is adapted from the existing smaller one.

"CD61: To ensure that any development in a conservation area preserves & enhances the character or appearance of the area."

In order to preserve the appearance of the area, the proposal has been designed using materials that will produce a result which enhances that which currently exists.

74% of the properties on Lansdowne road between numbers 1 and 30 (excluding 29) have off street parking and therefore the appearance of the area is in the majority of cases to have off street parking.

"The proposal would result in the reduction of length of residents parking bay leading to...pressure for on street parking in the surrounding residential streets... Contrary to... Policy TR44."

"TR44... resist development which would result in the net loss of on-street residents' parking."

The proposal would result in the loss of 2.3m of on street parking; this is only one half of one parking space. Attached is a parking survey conducted by the client throughout the course of one week to show the number of spaces available on Lansdowne Road and the surrounding roads. It clearly shows that there is parking available in the area at all times.

Also mentioned in the refusal are policies:

" CD27: To ensure that all development in any part of the Borough is to a high standard of design & is sensitive to & compatible with the scale, height, bulk, materials & character of the surroundings."

In order to preserve the appearance of the area, the proposal has been designed using materials that will produce a result which enhances that which currently exists.

The new gate-post will be constructed to the same height and from the same materials as the one it is replacing.

We have revised the proposal marginally so that the planting which spans between the two gate posts will be retained on a new metal hoop with a wider span and the design of the new gate is adapted from the existing smaller one.

As 74% of the properties on Lansdowne road between numbers 1 and 30 (excluding 29) have off street parking, the appearance of the area is in the majority of cases to have off street parking.

"CD80: To resist development proposals that would result in unnecessary damage or loss of trees."

There is no damage to or loss of trees on or off the property; therefore this point is not relevant.

"CD84: To ensure adequate protection of trees on sites in the course of development."

The large mature tree in the front of the property would not be touched by the works.

3F Lansdowne Road London W11 3AL 020 7727 8947

JW
support

3rd March 2004

The Planning and Conservation Department
RBKC
Town Hall Hornton Street W8 7NX

Jn
8/3.

Dear Sir

Your Ref; DPS/DCN/PP/04/00329/JW
Development proposed by Mr John Reed at 8 Lansdowne Road

I am writing to give my approval of the
above application for the creation of an off-street parking place in the front garden
with provision of a new pavement crossover.

Yours faithfully

Mrs Jenny Young

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		5 MAR 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

5

PP/04/0329

① Arb - No obj

② JW

6 Lansdowne Road,
London W.11 3LW

h.

3/3

25th February, 2004.

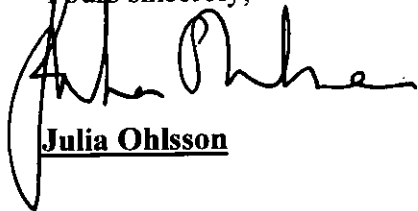
Planning & Conservation
The Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W 8 7NX

Dear Sirs,

RE: WIDENING OF GATE FOR PARKING AT 8 LANSDOWNE ROAD

I am writing in reply to your letter asking for comments regarding the above planning permission. We are the next door neighbours and have no objection to this proposal.

Kind regards,
Yours sincerely,



Julia Ohlsson

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		02 MAR 2004			PLANNING	
W	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEF

(27)

ONE LANSDOWNE ROAD
LONDON W11 3AL

JW
obj

(020) 7727 8944 / Fax: (020) 7221 7788
E-mail: jwl@loydfamily.com

18th February, 2004.

M. J. French Esq.,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington & Chelsea,
The Town Hall,
Hornton Street,
London W8 7NX

Your Ref DPS/DCN/PP/04/00329/JW

✓
Up Ack
23/2

Dear Mr. French,

Proposed Development at: 8 Lansdowne Road, London W11 3LW

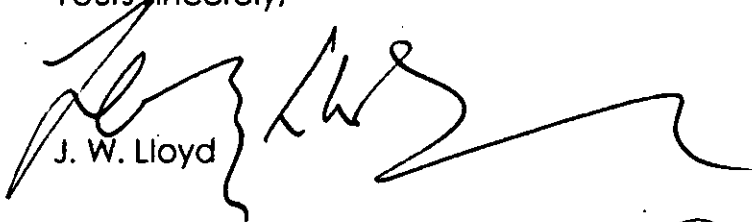
First of all congratulations on your long tenure. We have lived here since 1970 and I cannot remember a time when your signature was not on these letters.

I object in principle to infill between the houses on the Ladbrooke Estate and to the reduction in street scene and amenity from off street parking in front of the houses and the crossovers.

I can see why number 8 Lansdowne Road wishes to copy its neighbours but I am afraid I have to lodge a strong objection in particular.

I believe we should seek to maintain the beauty and integrity of the original designs for this Conservation Area as much as humanly possible.

Yours sincerely,


J. W. Lloyd

copy to north

42

EX DIR	HDC	TP	CAC AD	LLU AD	AD
R.B. K.C.	19 FEB 2004			PLANNING	
NO	C	SW	SE	APP	IO
			ARB	FPLN	DES FEES

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION

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



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays

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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108-Ladbroke Grove, W11; Tel: 020-7727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

NOTICE OF A PLANNING APPLICATION

SCHEDULE

TOWN AND COUNTRY PLANNING ACT 1990

Reference: PP/04/00329/JW Date: 20/02/2004

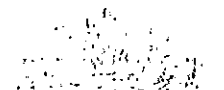
8 Lansdowne Road, London, W11 3LW

Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

APPLICANT Mr. John Reed,

NOTICE OF A PLANNING APPLICATION

THE ROYAL
BOROUGH OF



D1/1737

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

Stamp Post
on for
envelope No 10.
Iw.
20/2.



65 - 69 Pottery Lane
Holland Park
London W11 4NA

Phone: 020-7221 5966
Fax: 020-7221 6288

info@crawfordandgray.co.uk
www.crawfordandgray.co.uk

The Planning Inspectorate,
Customer Support Unit,
Room 3/15 Eagle Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol. BS1 6PN

15 June 2004

Dear Mr Shorland

8 Lansdowne Road, Holland Park W11 3LW
Planning Ref: PP/04/00329/CHSE

Please find enclosed the listed building consent appeal form as requested.

Yours sincerely,

Peter Crawford
Crawford & Gray Architects

Copy to RBKC
Copy to Mr J Reed

EX DIR	HDC	TP	CAS	AD	CLU	AC AK
R.B. K.C.	16 JUN 2004					
N	C	SW	SF	REC	IO REC	
ARE FPLN DES FEES						

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date Received

LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 3 months of the date of receipt of the Local Planning Authority's decision notice or 'failure' appeals, within 3 months of the date by which they should have decided the application (or within 6 months in the case of applications made before 5 September 2003). Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section K are not received by us within the 3 month period, the appeal will not be accepted.

Please print clearly in capitals using black ink.

A. APPELLANT DETAILS					
The name of the person(s) making the appeal must appear as an applicant on the consent application form.					
Name	MR JOHN REED				
Address	8 LANSDOWNE ROAD		Daytime phone no	EX DIR	HDC
	HOLLAND PARK, LONDON			Fax no	TP
Postcode	W11 3LW		E-mail address	AD	CLU

B. AGENT DETAILS FOR THE APPEAL (if any)					
Name	CRAWFORD + GRAY ARCHITECTS				
Address	65-69 POTTERY LANE		Your reference	246	
	HOLLAND PARK			Daytime phone no	02072215966
Postcode	LONDON		Fax no		02072216288
	W11 4NA			E-mail address	pcrawford@crawfordandgray.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS			
Name of the LPA	Royal Borough of Kensington + Chelsea	LPA's application reference no	PP/04/00329
Date of the LBC/CAC application	11/02/2004	Date of LPA's decision notice (if issued)	31/03/04

D. APPEAL SITE ADDRESS D

Address

Postcode Note: Failure to provide the full postcode may delay the processing of your appeal.

Is the appeal site within a Green Belt? YES NO

E. SUPPORTING INFORMATION

Please tick ✓

	Grade I	Grade II*	Grade II
1. If the building is listed, please indicate the grade of building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Yes	No	
2. Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Does the appeal relate to an application for conservation area consent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

F. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares) Area of floor space of proposed development (in square metres)

Has the description of the development changed from that stated on the application form? YES NO

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

G. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:
 (*Delete as appropriate)

Please tick one box only ✓

1. refuse *listed building consent/ conservation area consent for the development described on the application form or in Section F.	<input checked="" type="checkbox"/>
2. grant *listed building consent/conservation area consent for the development subject to conditions to which you object.	<input type="checkbox"/>
3. refuse to vary a condition(s) in a previous grant of *listed building consent/conservation area consent.	<input type="checkbox"/>
4. refuse to remove a condition(s) in a previous grant of *listed building consent/conservation area consent.	<input type="checkbox"/>
or	
5. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for *listed building consent/conservation area consent.	<input type="checkbox"/>

H. CHOICE OF PROCEDURE

H

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. Those procedures are the same as the ones used to decide listed building/conservation area consent appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views.

Please tick ✓

1. WRITTEN REPRESENTATIONS

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g extensions to buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

- a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land? YES
NO
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES
NO

If the answer to 1b is 'yes' please explain

2. HEARINGS

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

3. INQUIRIES

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are needed for appeals that:

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

I. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting listed building consent or conservation area consent, if appropriate.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

I. GROUND OF APPEAL (continued)

J. APPEAL SITE OWNERSHIP DETAILS J

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, certificate A will apply:

Please tick one box only



CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the building to which the appeal relates:

OR

CERTIFICATE B



I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of the building to which the appeal relates, as listed below:

Owner's name

Address at which the notice was served

Date the notice was served

CERTIFICATES C and D



If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

K. ESSENTIAL SUPPORTING DOCUMENTS

K

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-9 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 3 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- 1. A copy of the original listed building consent/conservation area consent application sent to the LPA.
- 2. A copy of the site ownership certificate and ownership details submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
- 3. A copy of the LPA's decision notice (if issued).
- 4. A plan showing the site outlined in red, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).
- 5. A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application.
- 6. A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).

Copies of the following must also be sent, if appropriate:

- 7. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:

246.01 A, 246.APO1 - APO8

Response to planning refusal.

- 8. If the appeal is against the LPA's refusal or failure to decide an application for consent which relates to a condition, we must have a copy of the original consent with the condition attached.
- 9. Any relevant correspondence with the LPA.
- 10. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

L PLEASE SIGN BELOW L

(Signed forms together with all supporting documents must be received by us within the 3 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not your appeal will not normally be accepted).
2. I confirm that all sections have been fully completed and that the details of the ownership (section J) are correct to the best of my knowledge.

Signature (on behalf of)
Name (in capitals) Date

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

- **1 COPY to us at:**
The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN
- **1 COPY to the LPA**
Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.
- **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

- 4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by The Planning Inspectorate in September 2003

© Crown Copyright 1998. Copyright in the printed material and design is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationary Office
St Clements House
2-6 Colegate
Norwich NR3 1BQ



65 - 69 Pottery Lane
Holland Park
London W11 4NA

Phone: 020-7221 5966
Fax: 020-7221 6288

info@crawfordandgray.co.uk
www.crawfordandgray.co.uk

Director of Environment
Royal Borough of Kensington and Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London
W8 7NX

EP	HDC	TP	CAC	AD	CLU	AC
R.B.	14 JUN 2004				PLANNING	
R.C.						
	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

28 January 2004

Dear Sir,

8 Lansdowne Road, W11 3LW

I enclose for your attention a proposal for alterations to the front garden of 8 Lansdowne Road in order to create a private parking space for the owner. This will involve one of the gate posts being moved, a new cross over being created and the parking bay directly outside the property being reduced by 2.3m. The required sets of drawings and photographs are enclosed together with a cheque for £ 110.00 for the planning fee and copies of the applications forms.

The photographs included with this application show that numbers 4,6,10 and 12 Lansdowne Road have their own parking within their front gardens. I enclose a report showing the number of free parking spaces in the nearby area at different times of the day, which shows there to be more than enough parking available.

The attached schedule shows that the occupancy rate for residents parking in the three roads surveyed is as follows:-

St John's Gardens: 54% - 79% of the 37 spaces are vacant throughout the week.

Lansdowne Road no.s 2-30: 31% - 56% of the 51 spaces are vacant throughout the week.

Lansdowne walk: 29% - 53% of the 53 spaces are vacant throughout the week.

Should you wish to discuss the proposals in detail, please do not hesitate to contact me.

Yours faithfully

Peter Crawford
Crawford & Gray Architects

Copy to Mr J.Reed Esq. 8 Lansdowne Road



Planning application for 8 Lansdowne Road
Crawford and Gray Architects.

Parking Survey

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		14 JUN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Parking spaces free and available in the area by time and day
From December 1st 2003 to December 7th 2003

		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
THESE ARE TOTALS FOR ALL THE AREAS LISTED BELOW. TOTAL PARKING SPACES ARE	Time								
		7.30	74	77	60	62	72	75	89
		10.30	48	45	44	47	44	69	76
		13.30	63	64	43	45	54	78	81
	141	16.30	42	40	41	50	53	81	93
		19.30	55	65	61	56	66	86	88
		22.30	62	69	66	62	70	88	85
	<u>Daily Average</u>	<u>39</u>	<u>41</u>	<u>37</u>	<u>38</u>	<u>42</u>	<u>56</u>	<u>61</u>	
	<u>% Free</u>								

ST JOHN'S GARDENS

Actual No of parking spaces free by time and day

		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Total of 37 spaces	Time								
		7.30	28	26	19	23	29	28	31
		10.30	24	23	20	22	19	27	29
		13.30	27	21	17	18	22	29	27
		16.30	22	19	18	22	21	30	31
		19.30	19	21	21	17	23	28	29
		22.30	28	27	25	25	27	30	29

LANSDOWNE ROAD NO'S 2-30

Actual No of parking spaces free by time and day

		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Total of 51 spaces	Time								
		7.30	23	25	22	24	19	21	30
		10.30	12	13	15	14	13	18	28
		13.30	10	14	11	15	17	21	27
		16.30	11	13	12	14	16	25	31
		19.30	21	23	19	20	25	27	29
		22.30	18	19	22	17	26	26	27

LANSDOWNE WALK

Actual No of parking spaces free by time and day

		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Total of 53 spaces	Time								
		7.30	23	26	19	15	24	26	28
		10.30	12	9	9	11	12	24	19
		13.30	16	19	15	12	15	28	27
		16.30	9	8	11	14	16	26	31
		19.30	15	21	21	19	18	31	30
		22.30	16	23	19	20	17	32	29

PLANNING AND CONSERVATION

THE ROYAL BOROUGH OF

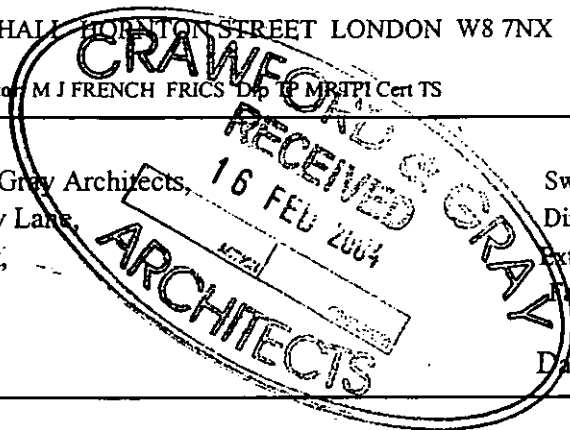
THE TOWN HALL, BROMPTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip IP MRPI Cert TS



KENSINGTON AND CHELSEA

Crawford & Gray Architects
65-69 Pottery Lane,
Holland Park,
London,
W11 4NA



Switchboard: 020-7937-5464
Direct Line: 020-7361-2275
Extension: 2275
Facsimile: 020-7361-3463

Date: 11/02/2004

My Ref: DPS/DCN /PP/04/00329
Your Ref:

Please ask for:

EX	HDC	TP	CAC	AD	CLU	AO
MPJ	Wade					AK
R.B.		14 JUN 2004			PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application for Planning Permission at: 8 Lansdowne Road, London, W11 3LW

Proposal: Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

Dated: 28/01/2004 Complete: 11/02/2004 Decision due by: 07/04/2004 Fee Received: £110.00

I acknowledge receipt of your application. For the sake of clarity the details of development may differ from the wording you have used on the application forms. It will be assumed that you are agreeable to this unless you reply to the contrary.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully

M. J. French

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE



65- 69 Pottery Lane
 Holland park
 London W11 4NA
 phone 02072215966 fax 02072216288
 email info@crawfordandgray.co.uk web
 www.crawfordandgray.co.uk

246/AP08		8 Lansdowne Road			
Lansdowne Rd No.	Planning Application Details	Application No.	Existing or New Crossover	Decision	Decision Date
1	-	-	existing crossover	-	-
2	-	-	Existing entrance to garage off Ladbroke Road	-	-
3	-	-	existing crossover	-	-
4 to 6	The carrying out of building operations to enable cars to park in the front gardens.	Not stated	new crossover needed for application	Granted	12/05/1967
5	-	-	existing crossover	-	-
6	-	-	existing crossover	-	-
7	-	-	-	-	-
8	-	-	-	-	-
9	-	-	-	-	-
10	Alterations to rear retaining walls, provision of an enlarged rear sunken terrace area & erection of rear conservatory, together with infilling of existing sloping vehicular access ramp at front, relocation of vehicle hardstanding at front alongside No. 8 Lansdowne road, internal alteration at first floor level & erection of new	TP/98/2311	Existing crossover moved to other side of property	Granted	15/12/1999
11	-	-	-	-	-
12	-	-	Existing crossover	-	-
13	-	-	-	-	-
14	-	-	Existing Crossover	-	-
15	Erection of a front boundary wall with vehicular & pedestrian accesses.	TP/88/1212	existing crossover	Granted	17/11/1988
16	The erection of a lock up garage & construction of an access there to.	Not stated	new crossover needed for application	Granted	23/04/1953
	The widening of the existing car building.	TP/84/0171	existing crossover	Granted	23/01/1984
17	-	-	existing crossover	-	-
18	-	-	existing crossover	-	-
19	-	-	existing crossover	-	-
20	Erection of new front boundary wall, railings, gates & piers, alterations to front garden area, together with formation of an off-street parking space.	PP/99/2372	new crossover needed for application	Granted	25/02/2000
21	-	-	existing crossover	-	-
22	-	-	-	-	-
22A	-	-	existing crossover	-	-
23	-	-	existing crossover	-	-
24	-	-	existing crossover	-	-
25	-	-	-	-	-
25A	-	-	-	-	-
26	Demolition of existing garages; erection of new side extension to replace garages adjoining main house; - internal alterations to lower & upperground floors.	PP/04/0272	existing crossover	unknown	Current
27	-	-	-	-	-
28	-	-	existing crossover	-	-
30	-	-	existing crossover on st johns road	-	-

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	14 JUN 2004			PLANNING		
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEE	



65 - 69 Pottery Lane
Holland Park
London W11 4NA

Phone: 020-7221 5966
Fax: 020-7221 6288

info@crawfordandgray.co.uk
www.crawfordandgray.co.uk

The Planning Inspectorate,
Customer Support Unit,
Room 3/15 Eagle Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol. BS1 6PN

8 June 2004

Dear Sirs,

8 Lansdowne Road, Holland Park W11 3LW
Planning Ref: PP/04/00329/CHSE

I enclose for your attention appeal forms for planning and listed building consent for works to the above property to provide one off-street parking space. The application was submitted to the Royal Borough of Kensington and Chelsea on 28 January 2004 and refused by them on 31 March 2004.

Enclosed is the full documentation of that application.

To support our appeal we have taken further photographs of the street showing off street parking facilities for 23 of the neighbouring 31 properties.

We also include an analysis of the local authorities' refusal point by point. You will note that our client has prepared a survey of unoccupied parking spaces in the area from 7:30am to 10:30pm for a period of 7 days. This shows that at all times empty spaces were available.

We strongly suggest that this permission should be granted as the garden is preserved, the street character is enhanced and only half of one on-street resident only space is lost from an area with a surfeit of parking spaces.

If any further information is required or if we can help in any way then please contact this office.

Yours faithfully,

Peter Crawford
Crawford & Gray Architects

Copy to RBKC
Copy to Mr J Reed

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		14 JUN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES



Documents sent with planning application (ref. PP/04/00329/CHSE)

246.S01 – Existing Plan
246.S02 – Existing Elevation
246.01 – Proposed Plan
246.02 – Proposed Elevation
246.PH01/02 – Photographs
246.L01 – Location Plan
246.L02 – Parking Spaces

Document included to support appeal.

246.01A – Revised proposed plan
246.AP01 ,AP02, AP03, AP04, AP05, AP06 – Photographs of street elevation
246.AP07 – Properties with off-street parking
246.AP08 – Related planning applications for Lansdowne Road no.1-28, 30
Response to planning refusal for 8 Lansdowne Road.

APPEAL

TO: Derek Taylor
DATE RECEIVED: 14/06/2004

FROM: ~~RAG~~ *YS*
EXTN: 2081

APPEAL
CASE OFFICER: Mr.J. Wade

APPEAL
ADMIN OFFICER: *JR*

OUR REF:
PP/04/00329

ODPM REF:
App/K5600/A/04 /04/1153027 +

ADDRESS: 8 Lansdowne Road, London, W11 3LW E /04/1153293

Description: Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

REASON FOR APPEAL: REF

THE APPEAL WILL BE DETERMINED BY WAY OF:

WRITTEN REPRESENTATIONS

INFORMAL HEARING

PUBLIC INQUIRY

START DATE OF APPEAL	<u>17-Jun-04</u>	
3rd PARTY LETTERS DUE:	<u>01-Jul-04</u>	SENT: 30/6/04
QUESTIONNAIRE DUE:	<u>01-Jul-04</u>	SENT: 01-Jul-04
WRITTEN REPS STAT DUE:	<u>29-Jul-04</u>	SENT: 29-Jul-04
INFORMAL HEARING STAT DUE:	_____	SENT:
PUBLIC INQUIRY RULE 6/8 DUE:	_____	SENT:
PROOF EXCHANGE DUE:	_____	SENT:
FINAL COMMENTS DUE	<u>19-Aug-04</u>	SENT:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Office of the Deputy Prime Minister,
3/07 KiteWing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol, BS1 6PN

Switchboard: 020-7937-5464

Direct Line: 020-7361-2081

Extension: 2081

Facsimilie: 020-7361-3463

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 29 July 2004

My Ref: DPS/DCN/PP/04/00329/JW & LB/04/00330/JW
ODPM's Reference: App/K5600/A/04/1153027 & E/04/1153293
Please ask for: Kavita Sedov

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Appeal relating to: 8 Lansdowne Road, London, W11 3LW

With reference to the Appeal on the above premises, I attach 2 copies of this Council's statement.

Yours faithfully

Michael J. French
Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE

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

Appeals by Mr. J. Reed against the refusal of the Royal Borough of Kensington and Chelsea to grant planning permission and listed building consent for the creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider entrance (with new gates) and the provision of a new pavement crossover at 8 Lansdowne Road, London, W11.

RBKC Ref.:- DPS/PP/04/00329/CHSE and
DPS/LB/04/00330/CHSE

Planning Inspectorate References:- APP/K5600/A/04/1153027
APP/K5600/E/04/1153293

APPENDICES

Appendix 1: Extract from the Survey of London
Volume XXXVII Northern Kensington. Pages 215/216

Appendix 2: Site Plan.

Appendix 3: Listing description.

Appendix 4: Copies of maps of 8 Lansdowne Road dated 1862 and 1921.

1.0 INTRODUCTION

- 1.1 These appeals relate to No. 8 Lansdowne Road which is a Grade II listed semi-detached single family dwelling situated on the east side of the road within the Ladbroke Conservation Area. The house dates from the early Victorian period and is part of the extensive building development on land to the west of Ladbroke Grove which began at the end of 1842. According to the Survey of London (appendix 1) the builder was John Drew and the Ladbroke's estate surveyor, Allason may have been responsible for the design.
- 1.2 The two characteristic features to be found in most of the houses with which Drew was connected was the use of vertical strips of stucco, which appear as pilasters with the minimum of mouldings and secondly semi-circular bowed projections. Nos. 2-12 (even) Lansdowne Road, of which Drew was granted leases in 1843 have this characteristic. They form three pairs of two-storey houses with basements and attics of which No. 8 is one of a pair. The giant stucco strips support large consoles which carry wide overhanging eaves. There are three rooms on the main floors and the bowed projection of the large rear room overlooks a spacious garden. The front garden, which is approximately 10 metres deep, also forms the setting to the classical form of the frontage of the property which can be viewed from the road (appendix 2).
- 1.3 The property was listed Grade was listed Grade II for its group value in April 1969 (the listing description is included at appendix 3).

2.0 RELEVANT PLANNING HISTORY

- 2.1 There have been three previous applications in respect of the property but none are of relevance to this appeal. However, applications on adjoining properties may be of some relevance as it is the view of the Council that they have not been inconsistent in refusing applications of this nature where the special architectural character and historic interest of the property may be affected.
- 2.2 The carrying out of building operations to enable cars to park in the front gardens of Nos. 4 and 6 Lansdowne Road was permitted in May 1967. This was prior to them being listed in April 1969.
- 2.3 Alterations to the rear retaining walls and the infilling of the existing sloping vehicular access ramp to the front with the relocation of a vehicle hardstanding on the frontage alongside No. 8 Lansdowne Road with front boundary railings and gates was permitted at No. 10 in December 1999 (Ref. TP/98/2311). This also included a legal agreement to stop and remove the existing front access. This case is not considered directly comparable to the proposals at No. 8. The property is not listed and therefore there was no requirement to examine the effect of the

proposals on the special architectural character and historic interest of the property. A sloping vehicular access also already existed and it was considered that the package, taken as a whole, was an improvement and therefore not detrimental to the character and appearance of the conservation area.

3.0 PROPOSAL

- 3.1 The proposal is for planning permission and listed building consent for the creation of an off-street parking space within the front garden area involving the moving of one of the existing piers to create a wider entrance (with new gates) and the provision of a new pavement crossover. A dwarf wall between Nos. 8 and 10 will also be demolished and not replaced.
- 3.2 It was reported in the agent's letter dated 28th January 2004 that the parking bay, outside the property, would be reduced by 2.3m.

4.0 PLANNING CONSIDERATIONS

- 4.1 The principal considerations are the effect of the proposals on the special architectural character and historic interest of the listed property and the appearance of the Ladbroke Conservation Area. The Council are not contesting the effect on the character of the area as a specific ground of objection as it is acknowledged that other vehicle crossovers and areas of hardstanding exist in the road. However, their presence, whilst a material consideration are not considered to carry such weight as to justify the detrimental appearance of the proposals and the harm to the character and setting of the listed building.
- 4.2 The applications for planning permission and listed building consent were submitted on the 9th February 2004 and were determined by delegated powers by the Executive Director, Planning and Conservation by decision notices dated 31st March 2004. The proposals were advertised on the basis of the effect on the character or appearance of the conservation area and works to a listed building.
- 4.3 The following grounds of refusal were quoted for the planning application (Ref. PP/04/00329):-
- (i) "The proposed creation of an off-street parking space in the front garden area would result in an unsightly breach in the front boundary wall, detrimental to the appearance of the Ladbroke Conservation Area and contrary to Policies contained within the Conservation and Development chapter of the Unitary Development Plan in particular Policies CD54, CD57 and CD61."
- (ii) The proposal would result in the reduction in length of a residents' parking bay leading to further pressure for on-street parking in surrounding residential

streets. As such it would be contrary to Policies contained within the Transportation chapter of the Unitary Development Plan in particular Policy TR44.”

- 4.4 The listed building application (Ref. LB/04/00330) was refused on the following ground:-

“The proposed creation of an off-street parking space in the front garden area would result in an unsightly breach in the front boundary wall which would represent an insensitive alteration to this listed building, detrimental to its character and setting of the building and contrary to policies contained within the Conservation and Development Chapter of the Unitary Development Plan, in particular Policies CD65 and CD66”.

5.0 LOCAL POLICIES

- 5.1 The Council has recently received its Unitary Development Plan. A Public Local Inquiry into objections to the Proposed Alterations to the Unitary Development Plan took place between 10th January and 15th February 2001. The Inspector's report was received on 3rd July 2001. On 23rd January 2002, the Council considered the Inspector's report and approved the statement of reasons and decisions, the proposed modifications and a list of recommendations which the Council does not intend to accept.
- 5.2 The current Unitary Development Plan was adopted on May 25th 2002 and is therefore up to date in relation to planning policy guidance issued by Government.
- 5.3 The Royal Borough is primarily a residential area. In order to ensure that it continues to provide a high quality residential environment for local people and London as a whole, the Council has adopted the following Overall Aim in the Unitary Development Plan (UDP).

"TO MAINTAIN AND ENHANCE THE CHARACTER AND FUNCTION OF THE ROYAL BOROUGH AS A RESIDENTIAL AREA AND TO ENSURE ITS CONTINUING ROLE WITHIN THE METROPOLITAN AREA AS AN ATTRACTIVE PLACE IN WHICH TO LIVE AND WORK."
(Paragraph 2.5.14 of the Unitary Development Plan)

The Plan's policies are to be viewed in terms of their contribution to the Overall Aim.

5.4 With reference to the residential environment, Chapter 2 Paragraph 2.6.3 states:-

"The need to protect and enhance the residential character of the Borough means that any further intensification of development will be resisted if it is likely to affect adversely the Borough's residential quality, as the high quality of the residential environment is Kensington and Chelsea's main contribution to the region. RPG3 outlines the importance of protecting the character of residential areas (Paragraph 8.10). To this end, the Council will require all new development to support or enhance the residential character of the Borough."

5.5 Accordingly, amongst the four Strategic Policies which are identified as Principal Strategic Policies is:

"STRAT 1

TO GIVE PRIORITY TO THE PROTECTION AND ENHANCEMENT OF THE RESIDENTIAL CHARACTER AND AMENITY OF THE ROYAL BOROUGH." (Paragraph 2.6.8: page 31)

5.6 Amongst the Strategic Policies is:

"STRAT 5

TO SEEK TO ENSURE THAT ALL DEVELOPMENT PRESERVES OR ENHANCES THE RESIDENTIAL CHARACTER OF THE ROYAL BOROUGH."

and

"STRAT 6

TO PROTECT LISTED BUILDINGS AND TO PRESERVE AND ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS, AREAS OF METROPOLITAN IMPORTANCE, AREAS OF LOCAL CHARACTER, AND OTHER BUILDINGS OR PLACES OF INTEREST."

and

"STRAT 7

TO PROMOTE HIGH ENVIRONMENTAL AND ARCHITECTURAL DESIGN STANDARDS IN NEW DEVELOPMENTS AND ALTERATIONS AND IN ADDITIONS TO EXISTING BUILDINGS."

5.7 With reference to development in conservation areas, the paragraph 4.5.9 states:

"The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This environmental quality is evident not only in the public realm, but also at the rear, and sides of properties, particular around areas of private gardens. Residents' appreciation and enjoyment of the special character and appearance of Conservation Areas derives from both public viewpoints and views from within their dwellings. Applying these policies, the Council will consider not only the street scene, but views from other buildings and gardens as these are also important to residents' amenities."

6.0 CENTRAL GOVERNMENT POLICY AND LEGISLATION etc.

6.1 Town and Country Planning Act 1990 (as amended)

Section 70 (2) states that in dealing with an application for planning permission, the local planning authority **"shall have regard to the provisions of the development plan, so far as material to the application and to any other material considerations."**

6.2 Section 54(A) states:

"Where, in making any determination under the Planning Acts regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise."

6.3 Planning (Listed Buildings and Conservation Areas) Act 1990

6.4 Section 16 requires local planning authorities or the Secretary of State, when exercising listed building control, to **"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."**

6.5 Section 66 (1) imposes the same requirement upon local planning authorities or the Secretary of State, in considering whether to grant planning permission for development which affects a listed building or its setting.

6.6 Section 72 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of planning functions.

6.7 Section 71 places a duty on local planning authorities to formulate and publish proposals for such preservation or enhancement.

6.8 Planning Policy Guidance Note 1 (PPG1) 'General Policy and Principles'
(February 1997)

6.9 Section 54a of the Town and Country Planning Act 1990 does not apply to applications made under the Planning (Listed Buildings and Conservation Areas) Act 1990. However, such development plan policies are considered material factors on determining listed building decisions. Furthermore, Section 16 (2) of this Act requires that special regard needs to be had to the desirability of preserving the listed building or its setting or any special architectural or historic features it possesses. This duty is reflected in the Borough's Unitary Development Plan policies and Supplementary Planning Guidance.

6.10 PPG1 identifies design as one of the themes underpinning the Government's approach to the planning system (paragraph 3). It emphasises the importance of good design:-

"Good design should be the aim of all those involved in the development process and should be encouraged everywhere." (Paragraph 15)

"17. Local planning authorities should reject poor designs, particularly where their decisions are supported by clear plan policies or supplementary design guidance which has been subject to public consultation and adopted by the local planning authority. Poor designs may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings."

6.11 Paragraph 18 supports the promotion or reinforcement of local distinctiveness particularly where this is supported by clear plan policies. It allows local planning authorities to concern themselves with detailed design where such matters have a significant effect on the character or quality of the area, including neighbouring buildings. It states that particular weight should be given to impact upon areas such as Conservation Areas.

6.12 Paragraph 32 refers to Government policy for environmental stewardship.

"Those aspect of our past which have been identified as being of historic importance are to be valued and protected for their own sake, as a central part of our cultural heritage. Their presence adds to the quality of our lives, by enhancing the familiar cherished local scene and sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns, villages and countryside..."

6.13 Planning Policy Guidance: Planning and the Historic Environment (PPG15)

6.14 This restates PPG1 paragraph 32 at paragraph 1.1 and elaborates upon this theme at paragraphs 1.6 and 1.7.

6.15 Concerning conservation areas, paragraph 4.19 states:

"The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest."

6.16 Paragraph 3.2 of PPG15 states that controls apply to all works, both external and internal, that would affect the building's special interest, whether or not the particular feature concerned is specifically mentioned in the list description.

6.17 Paragraph 3.3 emphasizes the importance which the Government attaches to the protection of the historic environment.

"Once lost, listed buildings cannot be replaced; and they can be robbed of their special interest as surely by unsuitable alteration as by outright demolition. They represent a finite resource and an irreplaceable asset. There should be a general presumption in favour of the preservation of listed buildings, except where a convincing case can be made out against the criteria set out in this section, for alteration or demolition. While the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (section 16). This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent."

6.18 As stated Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of a building. "The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function."

7.0 UNITARY DEVELOPMENT PLAN LOCAL POLICIES

- 7.1 The following Unitary Development Plan policies are considered relevant to the determination of these appeals.

In relation to forecourt parking, it is noted in the reasoned justification to Policy CD54 (page 83 of the Unitary Development Plan) that it can be particularly harmful to the appearance of a street, particularly in front of terraced houses, and can increase the apparent width of the road.

Policy CD54 states:-

“To resist off-street car parking in forecourts and gardens if:

- (a) the proposal would result in the loss of a material part of the existing garden space;
- (b) the proposal would result in the loss of any trees of amenity value (including street trees);
- (c) the proposal would result in the demolition of most of the street garden wall or railing, or lead to an unsightly breach in it, particularly where the wall or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;
- (d) the car, when parked on the hardstanding, would obstruct daylight or outlook enjoyed by the basement dwelling.

In this case, criteria (a) and (c) are considered relevant.

- 7.2 Policy CD57 is concerned with the desirability of preserving or enhancing the character or appearance of each Conservation Area. The policy states:-

“To pay special attention to the desirability of preserving or enhancing the character or appearance of each Conservation Area”.

In this case, the Council are concerned that any proposal should preserve or enhance the appearance of the Conservation Area. It is the Council's case that this proposal does not preserve or enhance.

- 7.3 Policy CD61 ensures that any development preserves and enhances the character or appearance of the area. Policy CD61 states:-

“To ensure that any development in a Conservation Area preserves and enhances the character or appearance of the area”.

7.4 In relation to transportation policies the reasoned justification to Policy TR44 states that the Council considers it vital to maintain the supply of on-street residents' parking, to ensure that residents have access to parking. Policy TR44 states:-

"Normally to resist development which would result in the net loss of on-street residents' parking".

7.5 The proposal involves a breach in the front boundary wall and the loss of one of the existing piers. The rebuilt and repositioned pier would be set further towards the centre of the front boundary. On this basis, Policy CD65 is considered of relevance. Policy CD65 states:

"To resist the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance (both internal and external)".

7.6 Supporting paragraph 4.5.16 of the Unitary Development Plan (page 89) notes that in dealing with works to listed buildings, there is a presumption firmly in favour of preservation. Policy CD66 is:

"To resist proposals to alter listed buildings unless:

- (a) the original architectural features, and later features of interest, both internal and external, would be preserved; and
- (b) alterations would be in keeping with the style of the original building; and
- (c) all works, whether they be repairs or alterations, are carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate; and
- (d) the integrity, plan form and structure of the building including the ground and first floor principal rooms, main staircase and such other areas of the building as may be identified as being of special interest are preserved".

In respect of this appeal, it is considered that criteria (b) is particularly relevant as the alterations are not considered to be in keeping with the style of the original building.

8.0 THE COUNCIL'S CASE

8.1 Number 8 forms one half of a pair of properties constructed in the mid Nineteenth century. The adjoining half is at No. 6. These two buildings are part of a group of six paired properties originally known as Lansdowne Villas. The attached map of 1862 illustrates the original balanced treatment of the group and clearly demonstrates the original layout of the front garden areas. The attached drainage