

"Proposals for additional residential off-street parking which results in a net increase in the number of spaces may be permitted".

- 9.5 The Appellant has carried out a survey that showed vacant parking spaces available on street. Occupancy can vary on a day-to-day basis, and any survey can only be a snapshot of the conditions at the time. A site visit at 0930 on Friday 18<sup>th</sup> June undertaken by a Council Officer showed only one vacant residents' space on this stretch of Lansdowne Road. Occupancy tends to be at its highest in the late evening during the week when most residents are at home.
- 9.6 In conclusion, the loss of the on-street bay is contrary to policy and will result in increasing parking pressure in an area that is already subject to high levels of demand, to the detriment of residential amenity and the safe and convenient operation of the road network.

## 10 CONCLUSION

- 10.1 The proposal to create off-street parking in the front garden area is considered detrimental both to the special architectural character and historic interest of the listed property and the appearance of the Ladbroke Conservation Area. Whilst it is acknowledged that other off-street spaces exist in this portion of Lansdowne Road, these predate the listing of the properties in 1969. The key tests are whether the proposals are in accordance with policies contained within the current adopted Unitary Development Plan. It is the Council's contention that they do not. For these reasons, it is respectfully requested that these appeals are dismissed.

## 11.0 SUGGESTED CONDITIONS

- 11.1 Whilst the Royal Borough hope that these appeals will be dismissed, the following conditions are suggested without prejudice to the case.

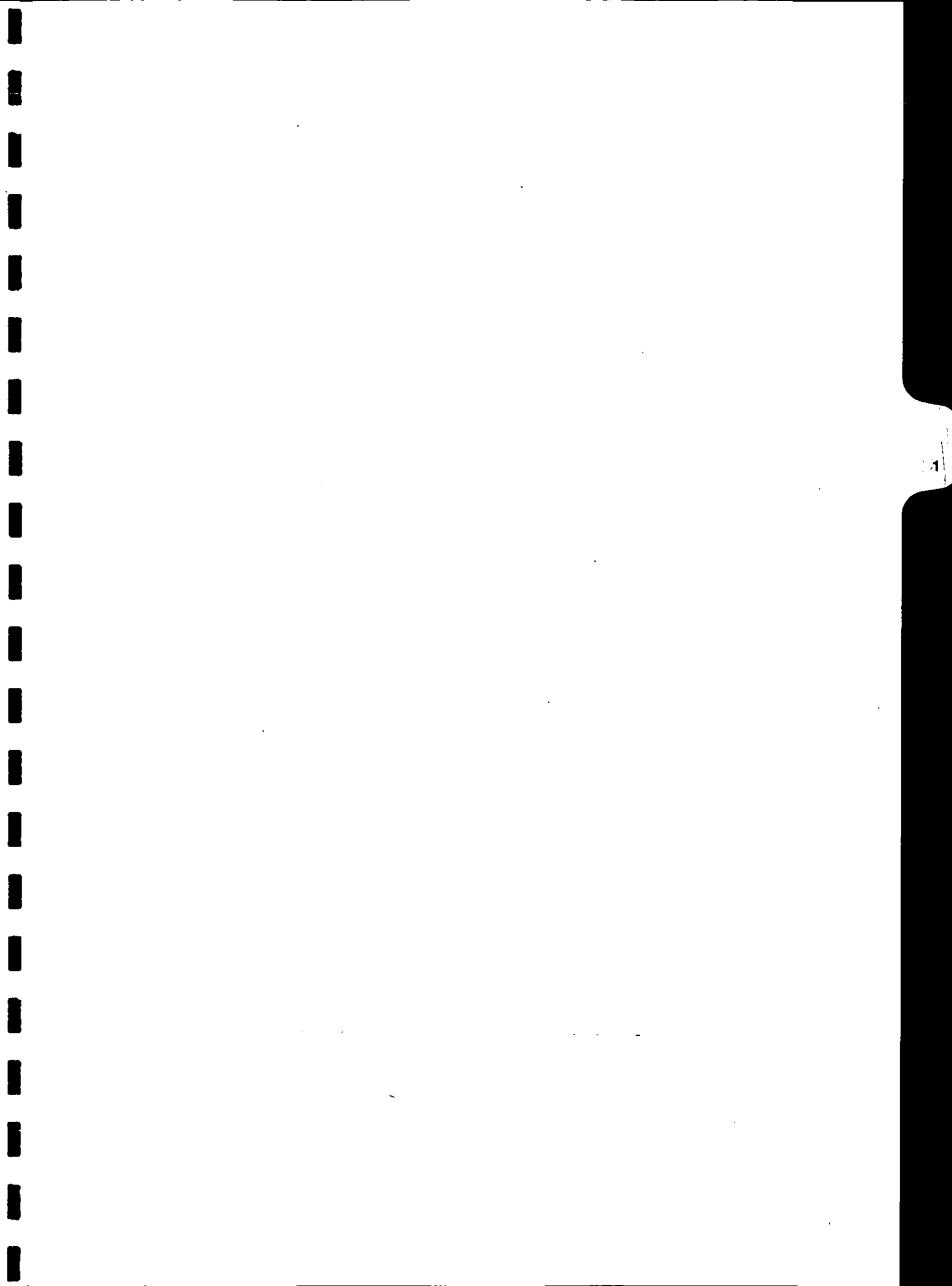
### 11.2 Listed Building Consent

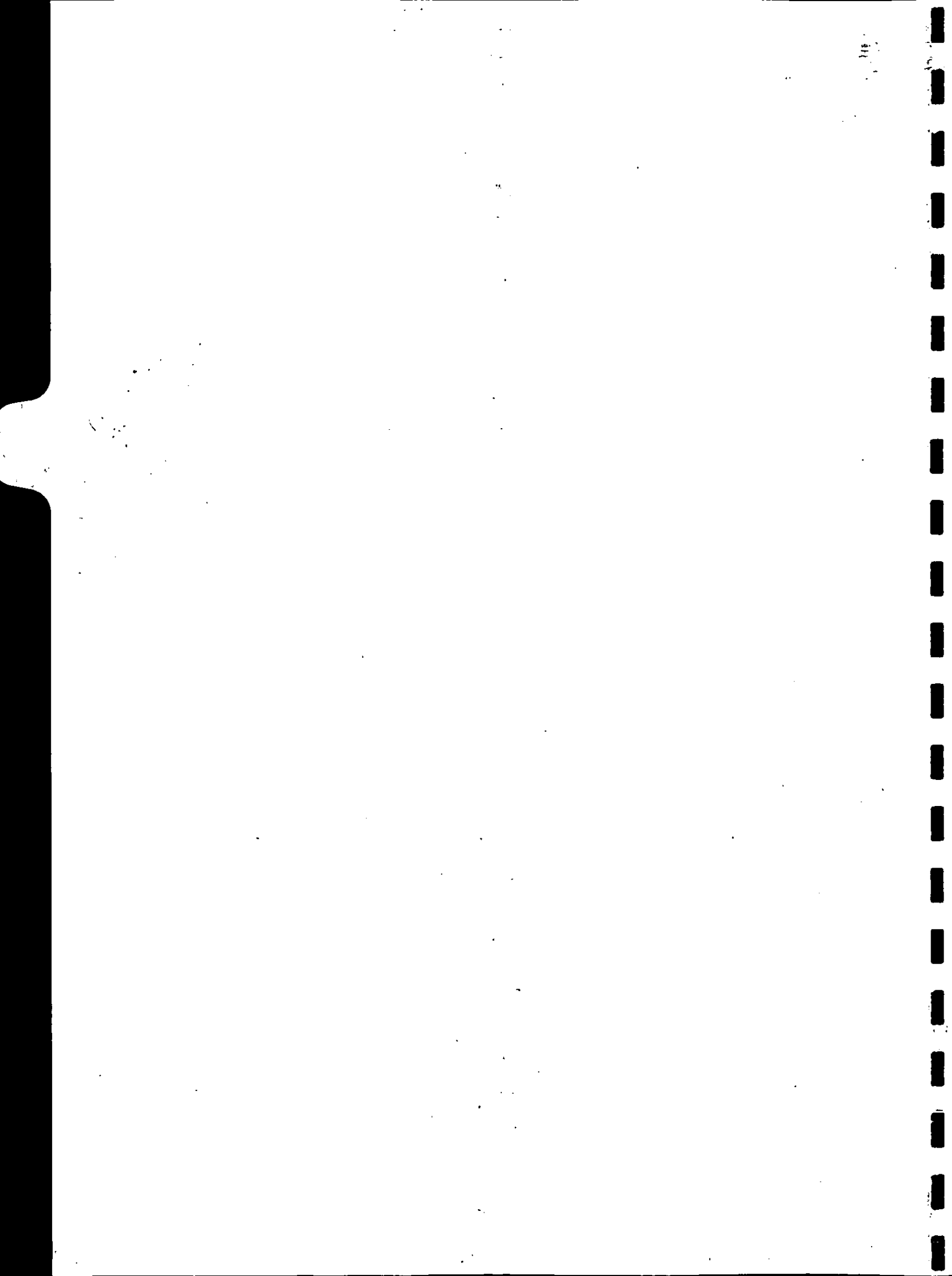
The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the consent, and there shall be no variation therefrom without the prior written approval of the Executive Director, Planning and Conservation.

R) In order to safeguard the special architectural or historic interest of the building.

- 11.3 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

R) In order to safeguard the special architectural or historic interest of the building.





SURVEY OF LONDON

XXVIL

NORTHERN  
KENSINGTON



Brown mortgaged these houses to Ladbroke's solicitors, Bayley and Janson,<sup>111</sup> which suggests that Ladbroke or his agents were by the provision of capital trying to get development moving.

The houses in the range in Ladbroke Square between Ladbroke Terrace and Kensington Park Road (Plate 61e) are of the conventionally planned terrace type, but have spacious accommodation, being some twenty feet in width on average. Nos. 42-58 (even) Ladbroke Grove, by Brown, are large paired villas, with the exception of No. 50 which is detached, and are built of stock brick with stucco enrichments. The pair numbered 42 and 44 is an eclectic design, having a symmetrical façade of three storeys over a basement, with a small pedimented attic storey in the centre. The front is enlivened with stucco pilasters, architraves, balustrades, porch and large main cornice carried on console brackets.

The grant of leases in June 1843 (referred to above) had probably been an attempt by Connop to provide additional security for his creditors, for he was by then already being closely pressed, and by the end of 1843 two court judgments had been delivered against him for unpaid debts.<sup>112</sup> Soon afterwards Brown was granted leases of Nos. 20-22 (consec.) Ladbroke Square,<sup>113</sup> and William Parkin of three villas, Nos. 48-52 (even) Kensington Park Road (now demolished),<sup>114</sup> Parkin being also nominated as the intended lessee of Nos. 38-46 Ladbroke Square.<sup>115</sup> But the two Parkins were now in their turn in financial difficulty, and in June 1844 they mortgaged their interest in Connop's lands for £8,000.<sup>116</sup> Connop himself was evidently no longer credit-worthy, and in January 1845 a receiver was appointed to administer his estate.<sup>117</sup>

#### Development by Chadwick in Ladbroke and Kensington Park Roads, 1840-52

By this time doubts had again arisen, as in 1832, about the validity of the leasehold titles created by Ladbroke, and in 1844 a third Act of Parliament had been obtained. In addition to the two contracts of 1840-1 with Connop and Duncan, Ladbroke had also signed three other agreements—one with William Chadwick in 1840 for the development of land around the intersection of Ladbroke Road and Kensington Park Road, one

already mentioned with Richard Roy in 1842 for some three acres between Pottery Lane and Portland Road, and one in 1844 with William Henry Jenkins, a civil engineer, for twenty-eight acres around Pembridge Villas (see Chapter X). All these agreements were now confirmed, and Ladbroke was also empowered to accept surrenders of existing leasehold interests, to grant new leases where necessary, to vary the existing agreements by mutual agreement, particularly as to the maximum numbers of houses to be built, and to sell land for the site of a church.<sup>118</sup> The fact that these and other amendments were needed suggests that Ladbroke and his advisers, Allason (surveyor) and Bayley and Janson (lawyers), had not been very efficient in their management of the estate.

William Chadwick had been active in building on the Trinity House estate in Southwark in the 1820's,<sup>119</sup> and was now in the City, where he described himself as an architect and/or builder.<sup>120</sup> Between 1832 and 1837 he had been the contractor at Kensal Green Cemetery for the building of the two chapels there and the boundary wall. He had been drawn into the Ladbroke estate through his employment by Whyte in the erection of fences and stables at the Hippodrome, and his unpaid account for this work, amounting to some £8,200, had been secured by a lien on the lands contracted by Ladbroke to Connop and Duncan in 1840-1.<sup>121</sup> He was evidently a man of caution and experience, for in his agreement with Ladbroke he only contracted for some seven acres (fig. 45),<sup>122</sup> at an initial rent of £104 rising in the fourth and all succeeding years to £113 (equivalent to £16 per acre), and he only undertook to spend £4,000 in building.<sup>123</sup>

Most of Chadwick's work on the Ladbroke estate consists of well-proportioned and regular terrace houses simply dressed with stucco, and provides a marked contrast with the loosely spreading Italianate façades of his contemporary, William Reynolds. He began, as speculators often did, by building a public house, the Prince Albert, at the junction of Kensington Park Road and Ladbroke Road, of which he was granted a lease by Ladbroke in 1841.<sup>123</sup> By 1848 he had built nine houses in Ladbroke Road—Nos. 1-11 (odd) on the south side (Nos. 9 and 11, Plate 61a, being a large pair of stucco-faced villas with pilasters and a grand cornice supported on huge brackets) and Nos. 14-18 (even) on the north, the latter adjoining Horbury Mews, which was

formed many years later (in 1877) on the site of a nurseryman's grounds.<sup>124</sup> No. 14 is a large-pedimented three-storey villa with two-storey wings, and has a frontage of seventy-five feet, while Nos. 16 and 18 form a pair of Italianate houses with pediments over the ground-floor windows, a bracketed cornice, and semi-circular headed windows above trabeated doorways (Plate 61b, d). On the east side of Kensington Park Road he had completed another six houses, of which Nos. 32-38 even (four-storey paired villas with stucco fronts) survive,<sup>125</sup> plus twelve small terrace houses on the west side of Pembridge Road (Nos. 13-33 odd Pembridge Road and 2 Kensington Park Road).<sup>126</sup>

The ground rents arising on these houses were enough to secure Ladbroke's interest, and in May 1848 Felix Ladbroke granted Chadwick a lease of most of the remaining land at a peppercorn rent,<sup>127</sup> the plot at the corner of Kensington Park Road and Ladbroke Road being reserved for a Congregational chapel. This was Horbury Chapel (now Kensington Temple, Plate 28b), designed by J. Tarring and built in 1848-9 by T. and W. Piper.<sup>128</sup>

Chadwick's business was large enough for him to employ his own clerk of works,<sup>129</sup> and in 1848 he began to grant leases to other builders, notably to George Stevenson for Nos. 13-19 (odd) Ladbroke Road, a group of houses which avoids the monotony of the terrace which it in fact is by having the entrances set in smaller and lower elements as in St. James's Gardens on the Norland estate and elsewhere. Chadwick's own later building included a range of small houses, models of simple stock-brick terraces, with stucco architraves, and some with shops on the ground floor, at the apex of Kensington Park Road (Nos. 2-30 even), and more similar development in Pembridge Road (Nos. 35-59 odd), the latter extending round into Portobello Lane (the Sun in Splendour public house and Nos. 9-13 odd), all of which was substantially complete by the time of his death in 1852.<sup>130</sup> The building of Horbury Crescent and Nos. 2-10 (even) Ladbroke Road was begun in 1855 by his heir, W. W. Chadwick, for whom a local builder, John D. Cowland, acted as contractor in the building of sewers.<sup>131</sup> The long three-storey range of Nos. 21-55 Ladbroke Road, notable for not having basements, was built by William Wheeler under leases granted by W. W. Chadwick in 1853-4 (Plate 61c).

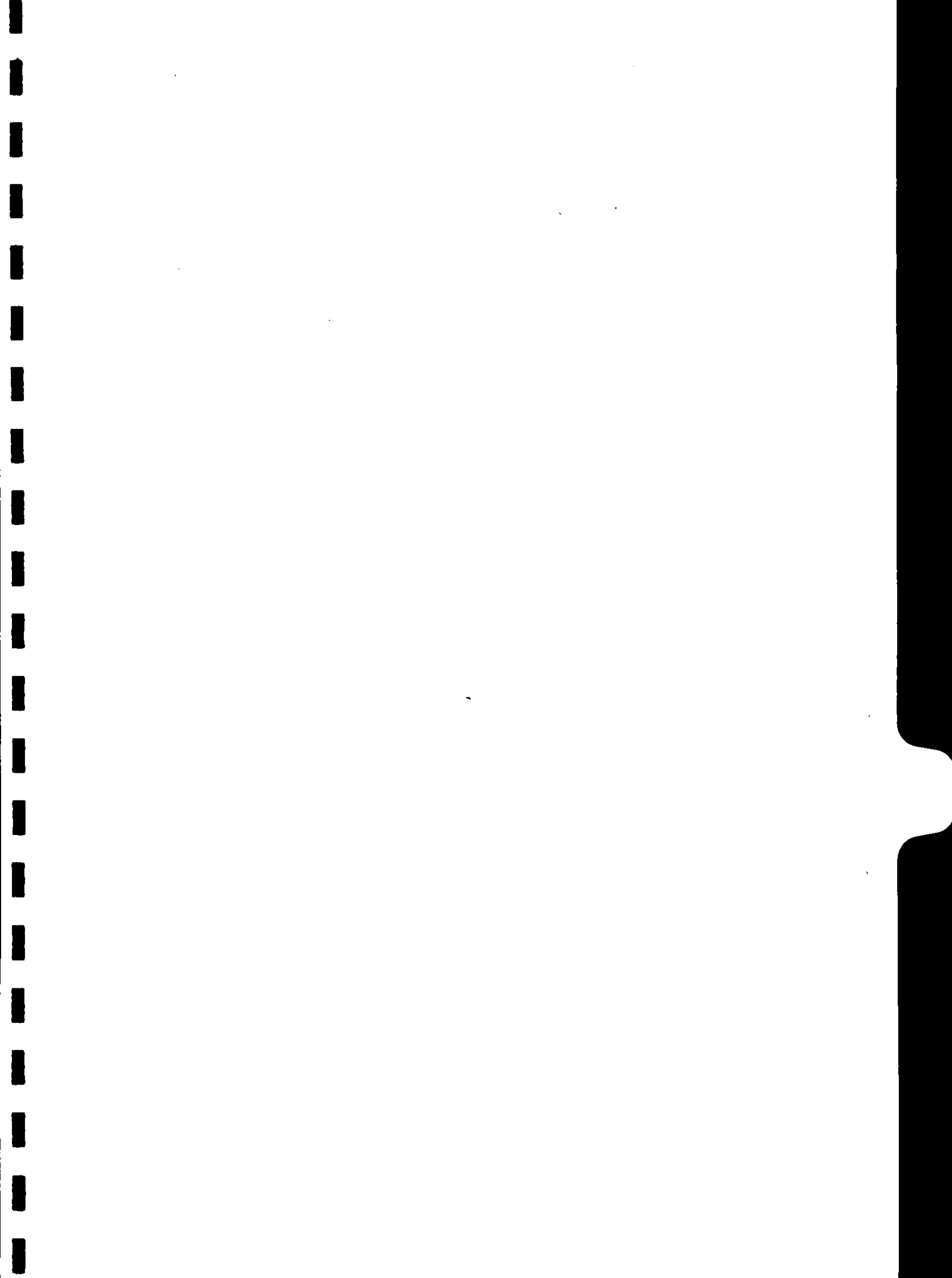
### Development by Drew in Ladbroke Road, 1840-5

One other portion of the Ladbroke estate developed before 1847 remains to be described—the area to the north of Adams's speculation of 1826-31 along the Uxbridge road, extending westward from Ladbroke Grove to Portland Road, and bounded on the north by Roy's holding (fig. 45). The developer here was William John Drew, variously described as builder or architect and doubtless a relative of John Drew of Pimlico, builder, who together had built Nos. 11-19 (odd) Ladbroke Grove (fig. 51), beginning in 1833. No agreement between Ladbroke and W. J. Drew has been found, but between 1839 and 1845 Drew or his nominees were granted leases of all the ground in this area. The fifty or more houses which were built here have a style of their own quite distinct from the work (previously discussed) of Cantwell, Adams, Thomson, Reynolds or Chadwick, and there is some reason to think that Ladbroke's surveyor, Allason, may have been responsible for their design (Plate 62).

After the completion of Nos. 11-19 Ladbroke Grove in about 1838 W. J. Drew had built a similar range of small two-storey stucco-fronted houses in the Grecian manner at Nos. 1-11 (odd) Clarendon Road (now demolished), under leases granted by Ladbroke in 1840-1<sup>132</sup> (Plate 62a). Drew's mortgagee for part of this range was Allason,<sup>133</sup> and in 1843 Drew was mortgaging other houses in the area to Ladbroke's solicitor, R. R. Bayley.<sup>134</sup> It may therefore be that Ladbroke and his agents involved themselves more actively in the development of this part of the estate than was the case elsewhere.

The two characteristic features to be found in most of the houses with which Drew was connected, namely the use, firstly, of vertical strips of stucco, which appear as pilasters with the minimum of mouldings, and extending through two or sometimes even three storeys, and secondly, of semi-circular bowed projections, had both previously been used by Allason in 1827 for his own house. This was Linden Lodge in Linden Grove (now demolished, see page 269), a large two-storey stucco-fronted detached house having simplified pilasters extending through the full height of a central bowed projection (Plate 73a). On the main portion of the Ladbroke estate the first examples of the use of pilasters by Drew are

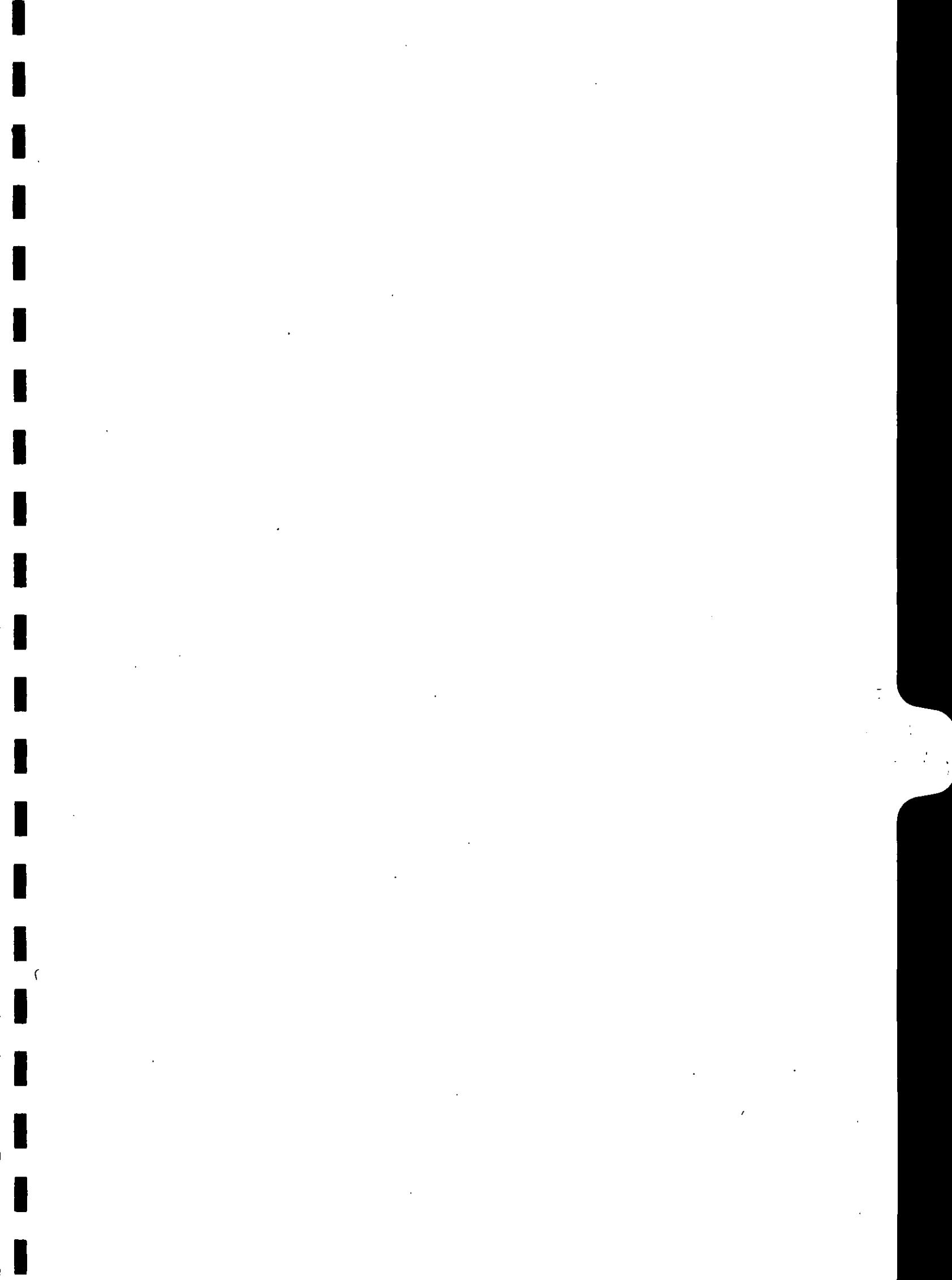




Layout plan to No.8 Lansdowne Road.









DEPARTMENT OF THE  
ENVIRONMENT

LIST OF BUILDINGS  
OF SPECIAL ARCHITECTURAL  
OR HISTORIC INTEREST

ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA

PART 2 (STREETS J - Z)



TQ 2480 SE  
24/1  
15.4.69  
GV

LANSDOWNE ROAD W11

Nos 10 and 12

II

Semi-detached houses. Mid C19. Two storeys and basement. Stock brick. Four sashes wide, divided by giant stucco pilasters. Square-headed windows to ground floor. Round-headed above. The pilasters have console brackets instead of capitals. Overhanging eaves. Low pitched slate roof.

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TQ 2480 NW  
18/10  
GV

LANSDOWNE ROAD W11

Nos 29 and 31

II

Pair of classical stucco houses. Circa 1840. Three storeys plus basement. Each 3 windows. End bays slightly set forward. Rusticated pilasters to ground floor. Pilasters and pediments to first floor windows. Bracketed cornice and blocking course. Stucco porches. Part of a group of similar houses with Nos 33-47.

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TQ 2480 NW  
18/9  
18.1.82  
GV

LANSDOWNE ROAD W11

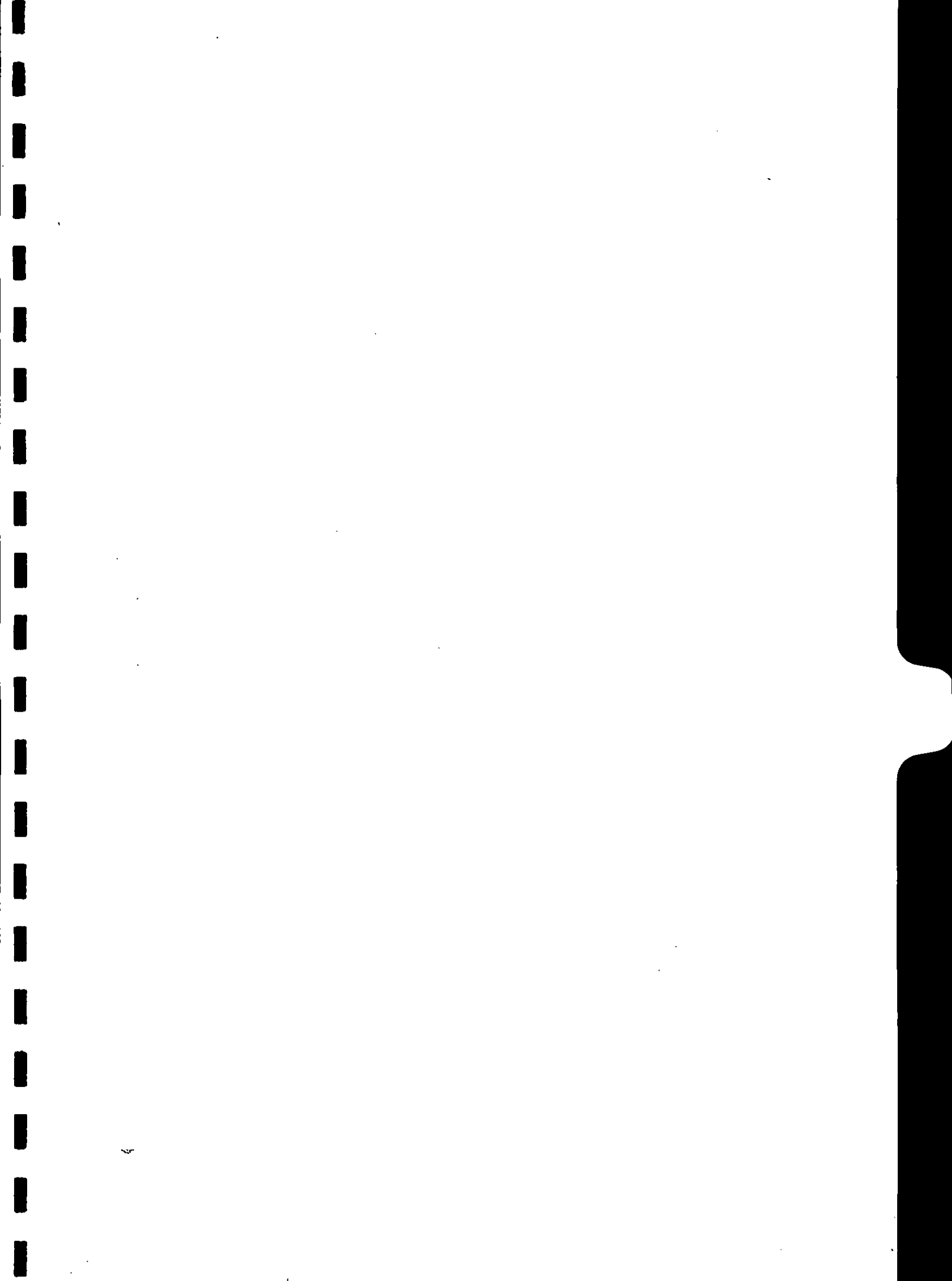
Nos 33 and 35

II

Pair of classical stucco houses. Circa 1840. Three storeys plus basement. Each 3 windows. End bays slightly set forward. Arcading to ground floor. Pilasters and pediments to first floor windows. Bracketed cornice and blocking course. Part of group of similar houses with Nos 29 and 31, 37 and 39, 41 and 43 and 54 and 47.

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Harold Villa

Clyde Villa

Harold House

Kent Villa

Lansdowne House

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LONDON - E

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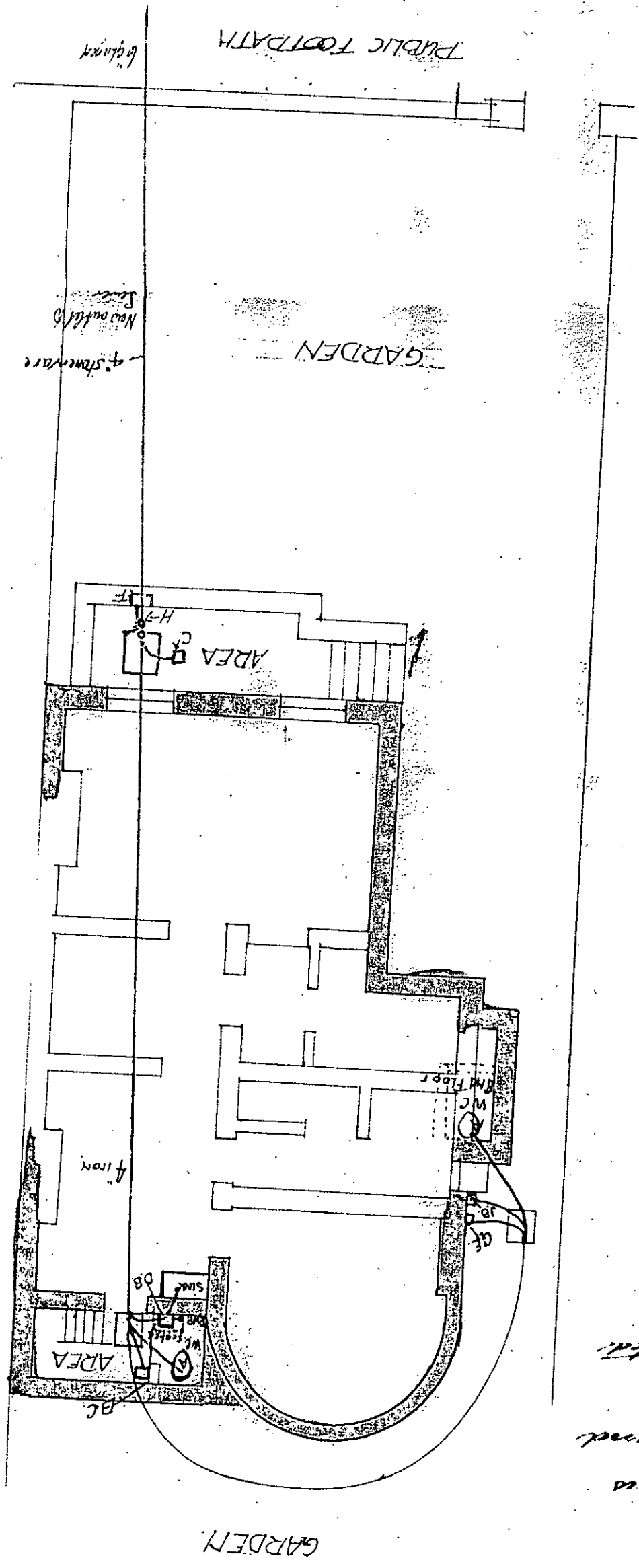
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Get 14/11/1921  
WMS

- BASEMENT PLAN -

LANSDOWNE ROAD



The site of working round drains  
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 1916 August 1921  
 1916 August 1921  
 1916 August 1921  
 1916 August 1921

N 8 LANSDOWNE ROAD  
 Partial reconstruction of underground  
 drain -

4457

04/329

CP + LB (2) SG

✓  
13/5

6 Lansdowne Road,  
London W.11 3LW

17<sup>th</sup> April, 2004.

The First Secretary of State for the Environment,  
Royal Borough of Kensington & Chelsea,  
The Town Hall,  
Hornton Street,  
London W.8 7NX.

RE: Proposed Development at: 8 Lansdowne Road, London W.11 3LW


Dear Sirs,

Further to our letter of 25<sup>th</sup> February, and your consequent reply dated 1<sup>st</sup> April, I am writing once again as we cannot understand why the Council would refuse this planning application. The change would be minimal, and the magnolia tree would be preserved. We as next door neighbours do not object.

Since the Council extended the parking zone to include North Kensington it is very difficult for the residents to find a parking space in the street as these are taken up with people parking all day and using the Holland Park tube station.

I hope you will reconsider this application.

Yours sincerely,

  
Julia Ohlsson

(84)

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B.		K.C.		28 APR 2004		PLANNING
N	C	SW	SE	APP	IO	REC
				APP	FPLN	DES FEES

**6 Lansdowne Road,  
London W.11 3LW**

25<sup>th</sup> 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	HDC	TP	CAC	AD	CLU	AG
DIR						AK
R.B.		28 APR 2004		PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

FILE PP/04/00329

# The Ladbroke Association

Please reply to

Malcolm Pawley  
33 Kensington Park Gardens, London W11 2QS

26 April 2004

The Planning Department  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London  
W8 7NX



EX DIR	HDC	TP	CAC	AD	PLU	AO	AK
R.B. K.C.		30 APR 2004			PLANNING 52		
NV	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FEE	

Dear Sirs

## PLANNING APPLICATIONS : March/April 2004

We have recently reviewed the Planning Applications within the Ladbroke Conservation Area during the six weeks up to week ending 23 April 2004. We wish to express the Association's views on the following cases:

JW.

1.0 8 LANSDOWNE ROAD - PP/04/00329 & LB/04/00330

Refused 31/3/04.

We object to this application on the following grounds:

- 1.1 Loss of residents parking bay.
- 1.2 Loss of front garden space and existing enclosure.

Obj

file + 2.0  
add. Cond!

3, 4 & 4A STANLEY CRESCENT - PP/04/00331 & LB/04/00332

We support this application but request that a condition should be attached requesting adequate detailing of all the external alterations to the building, stressing that retained original details are not to be affected by the works. This is a very important terrace in the Conservation Area.

Obj

3.0 FLAT 1, 73 CLARENDON ROAD - PP/04/00419

We object to the increase in the length of this extension and also the lack of contextual information with this application.

file

4.0 58 CLARENDON ROAD - PP/04/00415

Whilst in principle we approve this application on account of its major restoration works we do question some of the detailing (the bullseye windows) and we would like to see an amended proposal.

(Handwritten mark)



file 5.0

55 LANSDOWNE ROAD - PP/04/00416 & LB/04/00417

We support this application as long as the increased roof ridge height is the same as the neighbouring examples.

Obj 6.0

188 KENSINGTON PARK ROAD - PP/04/00462

In principle we object to the loss of residential space but - as it is linked to the 317 Westbourne Park Road proposal, we would want to see a Section 106 agreement (to be spent on street improvements) if the scheme is granted approval.

file 7.0

19 KENSINGTON PARK ROAD - PP/04/00524

We support this application but assume that an annual license for use will be granted and subject to costs.

Obj 8.0

36 - 42 KENSINGTON PARK ROAD - PP/04/00505

We object to this proposal on the grounds of increased traffic congestion due to child delivery and collection - the increase in pupil numbers is after all for 3 - 6 year olds.

Obj 9.0

295 WESTBOURNE GROVE - PP/04/00580

We object to this application on the grounds that the design is not an outstanding example of modern architecture. We suggest that some time be given to explore the reinstatement of original features, to restore more of this parade of shops to their former cohesive design. This part of Westbourne Grove should be used by the Council as an example of how restoration can make good economic sense.

Obj 10.0

137 BLENHEIM CRESCENT - PP/04/00594

Whilst we do not object in principle to this proposal, we do object to the oversized dormer window on the rear elevation. The design is much too dominant and we would request that a smaller window be installed, probably to match the size of the first floor windows.

Obj 11.0

110B LADBROKE GROVE - PP/04/00818

We have no objection to the change of use but we do object to the crass proposal for the enlarged shop window. However, we would support a scheme which only lowers the existing window opening.

Obj 12.0

10 LADBROKE SQUARE - PP/04/00819

We object to this proposal on the following grounds:

- 12.1 Very poor presentation. We query whether the drawings are correct.
- 12.2 Ornamental balustrade is noted but no mention is given - in written form or drawn form - as to whether it matches the existing balustrade elsewhere.
- 12.3 No context showing the rest of the terrace is given.

Obj 13.0

36 ARUNDEL GARDENS - PP/04/00680.

We support the mansard roof extension as long as it matches in bulk and detail, those elsewhere on this terrace. Unfortunately no context was given. We do, however, object to the rear four storey extension on the grounds of bulk, since much of this rear terrace has been retained as flat above the upper ground floor level. A lower ground and upper ground rear extension could gain our support, subject to detailing.

Obj 14.0

FLAT 2, 34 ARUNDEL GARDENS - PP/04/00715

We support the proposal for the works to the rear of this building. However we must object to the proposed new railings to the rear garden since we should be looking for reinstated original designs, as there are many examples within the garden. The Garden Committee should be encouraged to lobby for this type of approach, whilst applauding the removal of the existing timber trellis.

Obj 15.0

131 BLENHEIM CRESCENT - PP/04/00575

We object to this proposal on the grounds of over-development. The building projects an additional metre beyond the notional building line. Although we were not given any contextual information, the party garden walls are raised approximately one metre above the existing two metre high walls. The design is too uncompromisingly modern, giving no recognition of the elements of the rear elevation of the main existing building.

Obj 16.0

22 STANLEY CRESCENT - PP/04/00751

We object to this loss of original railings and stairs and their replacement to meet current Building Regulations. If this has to be carried out then some effort should be made to produce a better design than this boring standard approach which is presented in this application. This is a part of the street scene and should be more carefully considered.

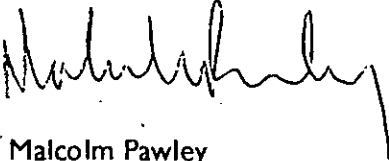
17.0 We do not object to the following proposals:

- 17.01 17 LANSDOWNE CRESCENT PP/04/00480
- 17.02 19 LANSDOWNE ROAD PP/04/00517
- 17.03 3 LANSDOWNE ROAD PP/04/00374
- 17.04 317 WESTBOURNE PARK ROAD PP/04/00461
- 17.05 24 CLARENDON ROAD PP/04/00776
- 17.06 186 KENSINGTON PARK ROAD PP/04/00641
- 17.07 184 KENSGINTON PARK ROAD PP/04/00561
- 17.08 21 LADBROKE SQUARE PP/04/00812
- 17.09 37 LADBROKE SQUARE PP/04/00785
- 17.10 24 LADBROKE GARDENS PP/04/00832
- 17.11 7 STANLEY CRESCENT PP/04/00596
- 17.12 115 ELGIN CRESCENT PP/04/00599
- 17.13 98 ELGIN CRESCENT PP/04/00691
- 17.14 18 LADBROKE GROVE PP/04/00665
- 17.15 15 LADBROKE WALK PP/04/00728
- 17.16 10 CLARENDON ROAD PP/04/00716

file!

I hope this is of assistance in dealing with these applications. We are still re-organising our approach to these planning reviews and accept that some of the abovementioned applications may well have been decided by the time you receive this letter. However, it is hopefully still worthwhile offering our thoughts on recent applications as an indicator of our current considerations within this Conservation Area.

Yours faithfully

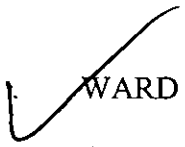
A handwritten signature in black ink, appearing to read 'Malcolm Pawley', written in a cursive style.

Malcolm Pawley  
For and on behalf of the Ladbroke Association

**APPEAL NOTIFICATIONS**

Re 8 Lansdowne Road, London, W11 3LW

Please complete the list of those to notify of the appeal and return with the file(s) to the Appeal Section within 24 hours. Thank You.

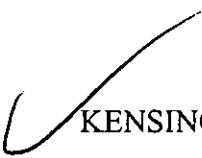


**WARD COUNCILLORS:**

X(26)

- 1. Mr D. Lindsay Norland.
- 2. Mr Tomlin. NOB.
- 3. Mr Walker-Amott.

th.  
30/6.



**KENSINGTON SOCIETY**

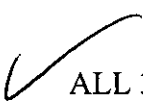
Mrs. Ethne Rudd, 15 Kensington Square, W8 5HH



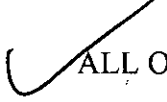
**CHELSEA SOCIETY** (Mr. Terence Bendixson, 39 Elm Park Gardens, London, SW10 9QF)

**RESIDENT ASSOCIATIONS AND AMENITY SOCIETIES:**

- 1.
- 2.
- 3.



**ALL 3RD PARTIES ORIGINALLY NOTIFIED**



**ALL OBJECTORS/SUPPORTERS**

**STATUTORY BODIES ORIGINALLY NOTIFIED**

**ENGLISH HERITAGE**

**OTHERS .....**

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## PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

File Copy

Direct Line: 020-7361-2573

Extension: 2573

Facsimilie:

Switchboard: 020-7937-5464

020-7361-3463

Date: 30 June 2004

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My Ref: DPS/DCN/PP/04/00329 & LB/04/0330/JW

ODPM's Ref: App/K5600/A/04/1153027 & E/04/1153293 Please ask for: Mr.J. Wade

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notice of two Planning Appeals relating to: 8 Lansdowne Road, London, W11 3LW**

A Planning appeal and a Listed Building appeal have been made to the Planning Inspectorate in respect of the above property. These appeals arise from the Council's non-determination within the appropriate period of an application for: 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.

These appeals will proceed by way of **WRITTEN REPRESENTATIONS**. Any representations you wish to make should be sent to: **The Planning Inspectorate, Room 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**

Please send 3 copies, quoting the ODPM's references given above, and indicate if you wish to speak. **The Inspectorate must receive your representations by 29/07/2004 for them to be taken into account.** Correspondence will only be acknowledged on request. Any representations will be copied to **all** parties including the Inspector dealing with the appeals and the Appellant. Please note that the Inspectorate will only forward a copy of the Inspector's decision letter to those who request one.

I attach a copy of the Appellant's grounds of appeal. The Appellant's and Council's written statements may be inspected in the Planning Information Office at the Town Hall after **29/07/2004 (please telephone ahead to ensure that these are available)**. If you have any further queries, 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

## **NOTICE OF A PLANNING APPEAL**

### **Reasons for Refusal**

1. 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.
2. 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.

### **Property**

**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.**

---

Plans and drawings are/are not available for inspection.

(If plans are available, these may be seen in the Planning Information Office between the hours of 9.15 a.m and 4.30 p.m Mondays to Thursdays and between 9.15 a.m and 4.00 p.m on Fridays)

---

## GROUNDS OF APPEAL

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.





The following documents have been sent with the questionnaire.

→ Site notice -

→ Delegate/committee report - for PP+LB

Cons area map - (3) Ladbroke

Listed building listing → 8 (II)

Udp policies -

CD 27, 34, 57, 61, 80, 82, 84,  
TR 44

LB.  
- 65 + 66

Conservation area proposal statement -  
(page numbers)

Other

- Planning App for LB/83/0330 / PP/83/0259
- Listed Building
- Representations (5)

For official use only  
Date Received

# QUESTIONNAIRE

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF:  GRID REF:

APPEAL BY:

SITE:  POSTCODE

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

<p>1. Do you agree to the written representations procedure? (An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).</p>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<p>if NO,</p>	
<p>Do you wish to be heard by an Inspector at (a) a local inquiry? or</p>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<p>(b) a hearing?</p>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<p><b>Note: If the written procedure is agreed 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.</b></p>	
<p>2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?</p>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<p>b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?</p>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<p>If the answer to 2b is YES please explain:</p>	
<p><input type="text" value="to gain full access to the appeal site"/></p>	
<p>3. Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.</p>	<p>Name</p>
	<p><input type="text" value="KAVITA SEDOV"/></p>
	<p>Telephone no.</p>
	<p><input type="text" value="020 7361 2081"/></p>
<p>4. Does the appeal relate to an application for approval of reserved matters?</p>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<p>5. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?</p>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA

6. Did you give publicity to the application?
- Article 8 of the GDPO 1995
  - Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990
  - Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

YES  NO

7. Is the appeal site within an approved Green Belt or AONB?

YES  NO

Please specify which

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details.

YES  NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.

YES  NO

*KS600/E/04/1153293*

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

YES  NO

10. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q12.)

YES  NO

*Cons Area 3 (Ladbroke)*

11. Does the appeal relate to an application for conservation area consent?

YES  NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building?

YES  NO

Grade I / II\* / II

b. Would the proposed development affect the setting of a listed building?

YES  NO

If the answer to question 12a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.)

Date of listing

*15/04/69*

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

YES  NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES  NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments.

~~YES  NO~~

15. Is any part of the site subject to a Tree Preservation Order?

YES  NO

If YES, please enclose a plan showing the extent of the Order and any relevant details.

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI?

YES  NO

If YES, please attach the comments of English Nature.

b. Are any protected species likely to be affected by the proposals? If YES, please give details.

YES  NO

17. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.

b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

h. Details of any other applications or matters you are currently considering relating to the same site;

*Listed Building for the same site: LB/04/0330*

i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;

*(Adopted May '02)*

*Extracts from UDP Chapters 1-4 + 7*

j. Any supplementary planning guidance, together with its status, that you consider necessary;

*Extracts from Conservation Area Proposal Statement.*

k. Any other relevant information or correspondence you consider we should be aware of;

l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sch1	Sch2 col 1
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

Number of Documents Enclosed	N/A
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
1	
5	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>
Enclosed	To be sent within 6 weeks from start date
	<input checked="" type="checkbox"/>

18. a. Please include:

- i) a copy of the letter in which you notified people of the appeal;
- ii) a list of the people you notified; and
- iii) the deadline you gave for their comments to be sent to us.

b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.

- i) representations received from interested parties about the original application;
- ii) the planning officer's report to committee; *Delegated*
- iii) any relevant committee minute.

29-Jul-04

Number of Documents Enclosed	N/A
5	
1	
	✓

19. For appeals dealt with by written representations only

Do you intend to send another statement about this appeal?  
If NO, please enclose the following information:-

a. In non-determination cases:

- i) what the decision notice would have said;
- ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

- i) the relevant planning history;
- ii) any supplementary reasons for the decision on the application;
- iii) matters which you want the Inspector to note at the site visit.

YES  NO

~~20. The Mayor of London cases only~~

~~a. Was it necessary to notify the Mayor of London about the application?  
If YES, please attach a copy of that notification.~~

~~YES  NO~~

~~b. Did the Mayor of London issue a direction to refuse planning permission?  
If YES, please attach a copy of that direction.~~

~~YES  NO~~

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature

*[Signature]*

on behalf of

RBKC

Council

Date sent to us and the appellant

07-Jul-04

Please tell us of any changes to the information you have given on this form.

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

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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

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

Switchboard: 020-7937-5464  
Direct Line: 020-7361- 2573  
Extension: 2573  
Facsimile: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

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Date: 01 July 2004

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My Ref: DPS/DCN/PP/04/00329/JW  
ODPM's Reference: App/K5600/A/04/1153027 & E/04/1153293  
Please ask for: Mr.J. Wade

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Appeal relating to: 8 Lansdowne Road, London, W11 3LW**

With reference to your appeal on the above address(es), enclosed you will find the Council's Questionnaire and attached documents as necessary.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE





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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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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

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

Date: 01 July 2004

My Ref: DPS/DCN/PP/04/00329/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 return the completed questionnaire, together with supporting documents. In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE

NEW APPEAL

DATE: 15/06/2004

TO: Mr. D. Taylor

A NEW APPEAL HAS BEEN RECEIVED, WHICH FALLS IN YOUR AREA - FILE(S) ATTACHED. THE SITE ADDRESS IS:

8 Lansdowne Road, London, W11 3LW

1. PLEASE INDICATE THE OFFICER WHO WILL BE DEALING WITH THIS APPEAL.

JW

2. PLEASE INDICATE THE PROCEDURE BY WHICH YOU WISH THE APPEAL TO BE DETERMINED.

- WRITTEN REPRESENTATIONS
- HEARING
- PUBLIC INQUIRY

N.B. The appellant has requested Written Reps/a Hearing/an Inquiry. The appellant has the right to be heard. If the appellant wants a Hearing and you choose Written Reps, this may result in an Inquiry. If the appellant requests an Inquiry and you would prefer a Hearing, a letter outlining reasons why will normally be required.

3. YOU ARE REMINDED TO ORDER LAND USE MAPS AS APPROPRIATE AT THIS STAGE.

PLEASE RETURN THIS SHEET AND THE ATTACHED FILE(S) TO THE APPEALS SECTION WITHIN **24 HOURS**

THANK YOU

FILE COPY  
(Copied 16 Jun 04)

To: Policy, Transportation,  
Conservation & Design

From: Lesley Jones  
Date: 15 June 2004

**NEW APPEAL**  
**ADVANCE WARNING**

YOU OR YOUR SECTION MAY BE INVOLVED IN  
THE PREPARATION OF A STATEMENT OR EVIDENCE

**ADDRESS: 8 Lansdowne Road, London, W11 3LW**

**OUR REF: PP/04/00329 ODPM REF: App/K5600/A/04**

**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.

**TYPE OF APPEAL: Refusal of Permission**

**REASONS FOR REFUSAL:** See attached sheet

**D.C. CASE OFFICER:** Mr.J. Wade **D.C. AREA:** North Area Team

It is anticipated at this stage that input will be required from the following sections:-

Design

Transportation

Policy

R & I

Trees

Environmental Health - Noise (Ian Hooper)

Housing

Housing (Stanley Logan)

Please contact the Case Officer for further details.

Thank you.

Lesley Jones  
Head of Development Control

REASON(S) FOR REFUSAL:

1. 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.
  
2. 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.

# The Planning Inspectorate

Further information about us and the planning appeal system is available on our website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

FOR OFFICIAL  
USE ONLY (Date  
received)

## PLANNING 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 shown on the Local Planning Authority's decision notice or, for '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 J 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 planning application form.						
Name	Mr J Reed					
Address	8 Lansdowne Road, Holland Park, London.		Daytime phone no.	R.B. K.C.	14 JUN 2004	PLANNING
			Fax no			
Postcode	W11 3LW	E-mail address				

EX DIR	HDC	TP	CAC	AD	CLU	AO
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

B. AGENT DETAILS FOR THE APPEAL (if any)			
Name	Crawford and Gray Architects		
Address	65 - 69 Pottery Lane, Holland Park, London	Your reference	246
		Daytime phone no.	020 7221 5966
		Fax no	020 7221 6288
Postcode	W11 4NA	E-mail address	pcrawford@crawfordandgray.co.u

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS	
Name of the LPA	Royal Borough of Kensington and Chelsea
LPA's application reference no.	PP/04/00329/CHSE
Date of the planning application	28/01/2004
Date of the LPA's decision (if issued)	31/03/2004

**D. APPEAL SITE ADDRESS****D**

Address 8 Lansdowne Road  
Holland Park  
London

Postcode W11 3LW

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. DESCRIPTION OF THE DEVELOPMENT**

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

500 m<sup>2</sup>

15.7 m<sup>2</sup>

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.

**F. REASON FOR THE APPEAL**

This appeal is against the decision of the LPA to:-

Please tick **one** box only ✓

- 1 Refuse planning permission for the development described on the application form or in Section E.
  - 2 Grant planning permission for the development subject to conditions to which you object.
  - 3 Refuse approval of the matters reserved under an outline planning permission.
  - 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.
  - 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).
- or**
- 6 The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

## G. CHOICE OF PROCEDURE

G

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. 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 4

### 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.(a) 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.

### (b) 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 suggested 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.

## H. GROUNDS OF APPEAL

H

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

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.

see attached sheets.



**H. GROUNDS OF APPEAL (continued)**

**H**

See attached sheets

**I. APPEAL SITE OWNERSHIP DETAILS**

**I**

We need to know who owns the appeal site. If you do not own the appeal site or if you only own 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 land to which the appeal relates:

**OR**

**CERTIFICATE B**

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one 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 any part of the land 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 & 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.

**AGRICULTURAL HOLDINGS CERIFICATE (This has to be completed for all appeals)**

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b). **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenants name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

**OR**

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

Tenant's name	Address at which the notice was served	Date the notice was served
---------------	--	----------------------------

## J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-11 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 **planning 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 (e.g. drawings for illustrative purposes).

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

- 7 **Additional plans, drawings or documents** relating to the application but not previously seen by the LPA.   
Please number them clearly and list the numbers here:  
*246.01A - Revised proposed plan*  
*246.APO1 → APO6 - Photographs of street elevation*  
*246.APO7 - Properties with off street parking*  
*246.APO8 - Related Planning Applications.*  
*Response to planning refusal for 8 Lansdowne Rd*
- 8 Any relevant **correspondence** with the LPA.
- 9 If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
  - (a) the relevant outline application;
  - (b) all plans sent at outline application stage;
  - (c) the original outline planning permission.
- 10 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.
- 11 A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
- 12 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**



**APPEAL NOTIFICATIONS**

Re 8 Lansdowne Road, London, W11 3LW

Please complete the list of those to notify of the appeal and return with the file(s) to the Appeal Section within 24 hours. Thank You.

✓ WARD COUNCILLORS:

1.

2.

3.

✓ KENSINGTON SOCIETY

Mrs. Ethne Rudd, 15 Kensington Square, W8 5HH

CHELSEA SOCIETY (Mr. Terence Bendixson, 39 Elm Park Gardens, London, SW10 9QF)

RESIDENT ASSOCIATIONS AND AMENITY SOCIETIES:

1.

2.

3.

✓ ALL 3RD PARTIES ORIGINALLY NOTIFIED

✓ ALL OBJECTORS/SUPPORTERS

STATUTORY BODIES ORIGINALLY NOTIFIED

ENGLISH HERITAGE

OTHERS .....

To: Policy, Transportation,  
Conservation & Design

From: Lesley Jones  
Date: 22 June 2004

**NEW APPEAL**  
**ADVANCE WARNING**

YOU OR YOUR SECTION MAY BE INVOLVED IN  
THE PREPARATION OF A STATEMENT OR EVIDENCE

**ADDRESS: 8 Lansdowne Road, London, W11 3LW**

**OUR REF: LB/04/00330 ODPM REF:App/K5600/E/04/1153293**

**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.

**TYPE OF APPEAL:**

**REASONS FOR REFUSAL:** See attached sheet

**D.C. CASE OFFICER:** Mr.J. Wade **D.C. AREA:** North Area Team

It is anticipated at this stage that input will be required from the following sections:-

Design	Transportation
Policy	R & I
Trees	Environmental Health - Noise (Ian Hooper)
Housing	Housing (Stanley Logan)

Please contact the Case Officer for further details.

Thank you.

Lesley Jones  
Head of Development Control

LB/04/00330

REASON(S) FOR REFUSAL:

1. 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 the 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.

NEW APPEAL

DATE: 22/06/2004

TO: Mr. D. Taylor

A NEW APPEAL HAS BEEN RECEIVED, WHICH FALLS IN YOUR AREA - FILE(S) ATTACHED. THE SITE ADDRESS IS:

8 Lansdowne Road, London, W11 3LW

1. PLEASE INDICATE THE OFFICER WHO WILL BE DEALING WITH THIS APPEAL.

.....  
2. PLEASE INDICATE THE PROCEDURE BY WHICH YOU WISH THE APPEAL TO BE DETERMINED.

- WRITTEN REPRESENTATIONS
- HEARING
- PUBLIC INQUIRY

N.B. The appellant has requested Written Reps/a Hearing/an Inquiry. The appellant has the right to be heard. If the appellant wants a Hearing and you choose Written Reps, this may result in an Inquiry. If the appellant requests an Inquiry and you would prefer a Hearing, a letter outlining reasons why will normally be required.

3. **YOU ARE REMINDED TO ORDER LAND USE MAPS AS APPROPRIATE AT THIS STAGE.**

PLEASE RETURN THIS SHEET AND THE ATTACHED FILE(S) TO THE APPEALS SECTION WITHIN **24 HOURS**

THANK YOU





# The Planning Inspectorate

3/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728930  
Switchboard 0117-3728000  
Fax No 0117-3728443  
GTN 1371-8930

Ms K Sedov (Dept Of Planning & Conservation)  
Kensington And Chelsea R B C  
Planning Services Department  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/04/00329/CHSE  
Our Ref: APP/K.5600/A/04/1153027  
APP/K.5600/E/04/1153293  
Date: 17 June 2004

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990  
APPEALS BY MR J REED  
SITE AT 8 LANSDOWNE RD, LONDON, W11 3LW

EA	MDU	IP	CAC	AD	CLU	AG	AK
DIR							
R.B.		21 JUN 2004		PLAN		3003	
K.C.							
N	C	SW	SE	APP	IO	REC	
				ARB	FPL	IND	DES
							FEE

I have received appeal forms and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeals reference numbers which are shown at the top of this letter.

I have checked the papers and confirm that the appeals are valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeals.

The following documents must be submitted within this timetable:

**Within 2 weeks from the starting date -**

**You** must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeals have been made. You should tell them that:-

- i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date**. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
- ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
- iii) if they want to receive a copy of the appeals decision they must write to me asking for one.

**You** must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

**Within 6 weeks from the starting date -**

**You** must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000*. I will send you and the appellant a copy of any comments submitted by interested parties.

**Within 9 weeks from the starting date -**

**You** and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy ten working days before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

A handwritten signature in cursive script, appearing to read "A Bailey".

Mr Dave Shorland

102(BPR)

# QUESTIONNAIRE

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF:  GRID REF:

APPEAL BY:

SITE:  POSTCODE

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

<p>1. Do you agree to the written representations procedure? (An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).</p> <p>if NO, Do you wish to be heard by an Inspector at</p> <p>(a) a local inquiry? or</p> <p>(b) a hearing?</p> <p><b>Note: If the written procedure is agreed 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.</b></p> <p>2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?</p> <p>b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?</p> <p>If the answer to 2b is YES please explain: <input type="text"/></p> <p><input type="text" value="to give full access to the appeal site"/></p> <p>3. Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.</p> <p>4. Does the appeal relate to an application for approval of reserved matters?</p> <p>5. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?</p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Name <input type="text" value="Kanta Sedov"/></p> <p>Telephone no. <input type="text" value="020 7361 2081"/></p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NA</p>
---	---

6. Did you give publicity to the application?

- Article 8 of the GDPO 1995

- Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990

- Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

YES  NO

7. Is the appeal site within an approved Green Belt or AONB?

Please specify which

[Empty box for specifying Green Belt or AONB]

YES  NO

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details.

YES  NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.

YES  NO

KS600/A/04/1153027

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

YES  NO

10. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q12.)

Cons Area 3 (LADBROKE)

YES  NO

11. Does the appeal relate to an application for conservation area consent?

YES  NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building?

YES  NO

Grade I / II\* / II

b. Would the proposed development affect the setting of a listed building?

YES  NO

If the answer to question 12a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.)

Date of listing

15/04/69

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

YES  NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES  NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments.

YES  NO

15. Is any part of the site subject to a Tree Preservation Order?

If YES, please enclose a plan showing the extent of the Order and any relevant details.

YES  NO

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI?

If YES, please attach the comments of English Nature.

YES  NO

b. Are any protected species likely to be affected by the proposals? If YES, please give details.

YES  NO

17. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sch1	Sch2 col 1
<input type="checkbox"/>	<input type="checkbox"/>

b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------	--

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
------------------------------	--

Number of Documents Enclosed	N/A
------------------------------	-----

d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

<input checked="" type="checkbox"/>
-------------------------------------

e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

<input checked="" type="checkbox"/>
-------------------------------------

f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

<input checked="" type="checkbox"/>
-------------------------------------

g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

<input checked="" type="checkbox"/>
-------------------------------------

h. Details of any other applications or matters you are currently considering relating to the same site;

↳ Planning Application for the Same Site PP/04/0329

1
---

i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;

(Adopted May 02) Extracts from UDP Chapters 4

1
---

j. Any supplementary planning guidance, together with its status, that you consider necessary;

↳ Extracts from Conservation Area Proposal Statement

<input checked="" type="checkbox"/>
-------------------------------------

k. Any other relevant information or correspondence you consider we should be aware of;

<input checked="" type="checkbox"/>
-------------------------------------

l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.

Enclosed	To be sent within 6 weeks from start date
----------	---

<input checked="" type="checkbox"/>
-------------------------------------

18. a. Please include:

- i) a copy of the letter in which you notified people of the appeal;
- ii) a list of the people you notified; and
- iii) the deadline you gave for their comments to be sent to us.

b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.

- i) representations received from interested parties about the original application;
- ii) the planning officer's report ~~to committee~~ *Delegated*;
- iii) any relevant committee minute.

29-Jul-04

Number of Documents Enclosed	N/A
	<input checked="" type="checkbox"/>
1	
	<input checked="" type="checkbox"/>

19. For appeals dealt with by written representations only

Do you intend to send another statement about this appeal?  
If NO, please enclose the following information:-

YES  NO

a. In non-determination cases:

- i) what the decision notice would have said;
- ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

- i) the relevant planning history;
- ii) any supplementary reasons for the decision on the application;
- iii) matters which you want the Inspector to note at the site visit.

~~20. The Mayor of London cases only~~

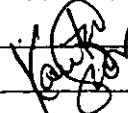
~~a. Was it necessary to notify the Mayor of London about the application?  
If YES, please attach a copy of that notification.~~

~~YES  NO~~

~~b. Did the Mayor of London issue a direction to refuse planning permission?  
If YES, please attach a copy of that direction.~~

~~YES  NO~~

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent:

Signature  on behalf of RBKC Council

Date sent to us and the appellant 01-Jul-04

Please tell us of any changes to the information you have given on this form.

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St Clements House  
2-6 Colegate  
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# The Planning Inspectorate

JW

3/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Direct Line 0117-3728930  
Switchboard 0117-3728000  
Fax No 0117-3728443  
GTN 1371-8930

<http://www.planning-inspectorate.gov.uk>

Ms K Sedov (Dept Of Planning & Conservation)  
Kensington And Chelsea R B C  
Planning Services Department  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/04/00329/CHSE  
Our Ref: APP/K5600/A/04/1153027  
APP/K5600/E/04/1153293  
Date: 30 July 2004

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY MR J REED  
SITE AT 8 LANSDOWNE RD, LONDON, W11 3LW**

I enclose third party correspondence relating to the above appeals.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

**You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.**

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mr Dave Shorland

211AL(BPR)

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		2 AUG 2004			PLANNING	
N	C	SW	SE	APP	IO	REC.
			ARB	FPLN	DES	FEE

35

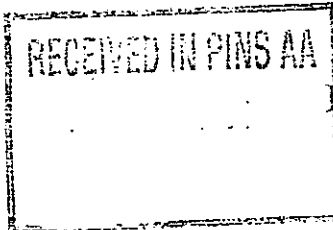


EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		2 AUG 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

From Lady Amabel Lindsay

12 LANSDOWNE ROAD,

1153027



HOLLAND PARK,

BFS 2917

LONDON W11 3LW.

0171-727 6006

0207

6 July  
2004

Dear Sir,

In Rec to DPS/PCN/PP/04/00329

& LR/04/0370/3W —  
I agree with the planners not  
to go ahead and allow for  
off street parking of No 8 Lansdowne Rd

I have lived at No 12 for  
forty two years & have a house  
which is much bigger, therefore  
I have got off SR parking which  
was put in long before I came

EX DIR	HDC	TP	CAC	AD	CLU	AG AK
R.B. K.C.		2 AUG 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

here - but on account of the size  
of my house I still have a large  
garden.

I think by allowing off st  
parking at no 8. It would  
affect the setting of a listed building  
Spire the townscape, which is  
one of the few parts of London  
that reminds one of the country.  
It would restrict the parking for  
the residents & <sup>would be</sup> really harmful  
to character of the street

Yours sincerely  
A Mabel Lindsay

3F Lansdowne Road London W11 3AL 020 7727 8947

The Planning Inspectorate  
Room 3/07 Kite Wing  
Temple Quay House 2 The Square  
Temple Quay Bristol BS1 6PN

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		2 AUG 2004			PLANNING	
N	C	SW	SE	APP	ID	REC
			ARB	FPLN	DES	FEES

09/07/04

Ref No App/K 5600/A/04

Dear Sir

I refer to the refusal of Planning Permission for the creation of an off-street parking space within the front garden of 8 Lansdowne Road, London W11 3LW.

I have lived in this area for over fifty years and have seen the increasing difficulty in car parking for residents. To get residents' cars off the road seems to me to be of great importance provided it is done with a degree of thought for the elegance of the drive-in, gates, new planting and so on. This will certainly been done at 8 Lansdowne Road. I do not see it as "an unsightly breach in the front boundary wall" nor do I see it as "detrimental to the appearance of the Ladbroke Conservation Area".

Every house in this particular block of Lansdowne Road (Nos 1 to 12) has access to its own parking area - except No 8. Not long ago No 10 paved over the existing flower beds in their front garden and widened the gateway so that they had access to hardstanding for their cars. I am therefore quite unable to understand the objection to granting permission for the alteration in this case.

The other objection is to "the reduction in length of a residents' parking bay". However there are other places where parking bays could be lengthened by way of compensation. As far as I can see it should not pose a problem.

I hope that you will now look again at this application and grant permission to make the alteration.

Yours faithfully



(Mrs) Jenny Young

ONE LANSDOWNE ROAD  
LONDON W11 3AL

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

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		2 AUG 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

6 July 2004

The Planning Inspectorate  
Room 3/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Dear Sirs

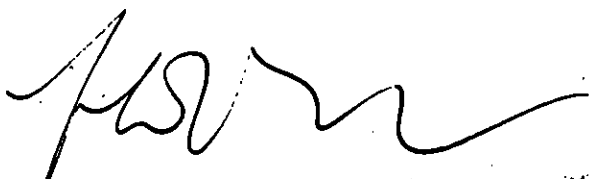
**Planning Appeal re 8 Lansdowne Road, London W11 3LW**  
**ODPM Ref: App/K5600/A/04**

It is entirely understandable for householders to push hard to have their own off street parking.

However, in the interests of the distinctive character of the Ladbroke Conservation Area and to retain existing levels of on street parking for all, I fully support the Council in refusing permission.

Please reject the Appeal.

Yours faithfully



J W Lloyd

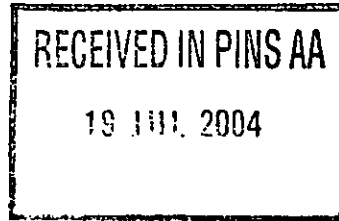
3B Lansdowne Road  
London W11 3AL

Tel: 020 7792 8810

EX DIR	HDC	TP	CAC	AD	CLU	AC AF
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			ARB	FPLN	DES	FEE

The Planning Inspectorate  
Room 3/07  
Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

15<sup>th</sup> July 2004



Dear Sirs

**ODPM's Ref: App/K5600/A/04**

Dear Sir

I completely agree with the RBK&C's objections to the proposals to create an off-street parking space for 8 Lansdowne Road, London W11.

Creating such a space would change the character of this part of Lansdowne Road for the worse(CD57). The fact that other properties have off-street parking is no reason to overturn the borough's objections(CD61). Moreover it is difficult enough to find street parking in Lansdowne Road without taking more away(TR44).

Having studied the site and read the Council's objections and the contra-arguments, I submit that the Council's objections should not be over-turned.

Would you kindly acknowledge receipt of my letter and send me a copy of your decision.

Yours faithfully

Paul R Chapman



# The Planning Inspectorate

JW

3/07 Kite Wing  
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Bristol BS1 6PN

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Ms K Sedov (Dept Of Planning & Conservation)  
Kensington And Chelsea R B C  
Planning Services Department  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/04/00329/CHSE  
Our Ref: APP/K5600/A/04/1153027  
APP/K5600/E/04/1153293  
Date: 30 July 2004

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY MR J REED  
SITE AT 8 LANSDOWNE RD, LONDON, W11 3LW**

I enclose a copy of the appellant's statement relating to the above appeals.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

**You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.**

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mr Dave Shorland

211AL(BPR)

EX DIR	HDC	TP	CAC	AD	GLU	AO AK
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26

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

EX DIR	HDB	TP	GAC	AD	GLU	AC AK
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info@crawfordandgray.co.uk  
 www.crawfordandgray.co.uk

8 July 2004

Dear Mr Shorland,

**8 Lansdowne Road, Holland Park W11 3LW**  
**Planning Ref: PP/04/00329/CHSE**  
**Appeal Ref: APP/K5600/A/04/1153027, App/K5600/E/04/1153293**

In response to the statement of the Local Planning Authority we would like to make the following comments:

APPEARANCE AND CHARACTER OF THE AREA.

The local planning authority expresses its concern that our proposal will affect the character and appearance of the Ladbrooke Conservation Area.

In terms of the character of the area, as numbers 4, 6, 10 and 12 all have off street parking, the character of the area is predominantly to have off-street parking and is therefore preserved.

In terms of the appearance of the area, the 'unsightly breach' that the planning officer describes is an unfair description of a proposal that we feel represents a carefully considered scheme, which makes every attempt to enhance and preserve the appearance of the Ladbrooke Conservation Area.

The suggestion that the works would harm the setting, architectural and historical interest of the building is certainly exaggerated. We are only removing a 1.65m section of low brick wall and railings (not original) and this still leaves 6.88m (77%) of the existing wall/railings in place. Our design makes every effort to maintain and enhance the appearance of the area and we are not touching the house, or removing any garden area/planting other than that above the existing gate which will be replaced.

LISTED BUILDING

The planning officer, Mr Wade, suggests that the proposal affects the architectural character and historic interest of the listed building.

The property was listed for its group value with numbers 2, 4, and 6. Of these properties numbers 4 and 6 have off-street parking as well as numbers 10, 12 and their gardens/boundary walls have no continuity. The listing description of the building from April 1968 is as follows:-

*"Semi-detached houses. Mid C19. Two storeys and basement. Stock brick. Four sashes wide, divided by giant stucco pilasters. Square-headed windows to ground floor. Round-headed to upper floor. The pilasters have console brackets instead of capitals. Overhanging eaves. Low pitched slate roof."*

We would like to note that this description does not mention the front boundary wall, piers or gates as being of any special architectural importance.

The property forms one half of a pair with number 6 and Mr Wade regards the enclosed front garden wall as an essential part of the character of the property. I would argue that we (and Mr Wade himself says) do not believe the railings to be original. The front boundary of number 6 consists of a higher level brick wall with no railings therefore the street elevation is not consistent. In terms of the character of the property, the new



opening will be enclosed by gates which will have the visual effect of continuing the railings along the front of the property. The planted arch over the top of the gate will also help this.

### **Streetscape**

Mr Wade comments that the 'imposing tall piers framing the pathway are of interest and contribute to the visual interest of the streetscape'. We feel that by rebuilding an identical pier in its new location and maintaining the planted archway above the opening with new gates to match the existing we are keeping the visual interest in the street and contributing to the continuity of the front boundary wall.

### **Enlarged Opening**

Mr Wade remarks that the large opening is an "unsightly breach" in the front boundary wall and that the rebuilt and repositioned pier would highlight the impact of the gap. Our response to this is that the new opening would be far from unsightly as it will house gates which would be closed most of the time. These will be made to the same design as existing and have a planted arch over the top of them. We feel that this would preserve the character of the area and not be detrimental. When compared to some of the existing openings in the street, our scheme is an undeniably more sensitive option.

### **Unitary Development Plan**

In terms of the proposal being contrary to CD65 in the UDP; the statement refers to resisting the demolition of listed buildings in whole or in part, the removal or modification of features of architectural importance internally or externally.

As in our proposal all that is removed is a small section of the low brick front wall and railings (not mentioned in the listing description) which will be replaced by metal gates that will have much the same visual effect as the existing railings, we feel that our proposal does not "detrimentally" alter anything of architectural importance.

CD66 refers to resisting proposals that alter listed buildings **unless**:

a) *original architectural features, and later features of interest, internal and external would be preserved*

The railings which we are removing a small section of are not original and the pier will be rebuilt to match the existing with a new planted arch above the gate. The garden is not altered

b) *Alterations would be in keeping with the style of original building*

Our proposal makes every effort to enhance the style of the original building by using the same materials, and existing design features.

c) *All works, whether they are repairs or alterations are carried out in a correct scholarly manner, under supervision by a specialist labourer where appropriate*

This will be the case.

d) *The integrity, plan, form and structure of the building including the ground first floor principal rooms, main staircase, and such other areas of the building as may be identified as being of special interest are preserved*

We feel that this is not relevant.

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

Of CD54 the only point that may be relevant is that the proposal needs part of the front low brick boundary wall to be removed 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 low brick wall, and the new gate post will be built to match the existing therefore retaining the street character as the new gate when closed will allow a continuous visual appearance to the street elevation.

CD57 and CD61 refer to the desirability of preserving or enhancing the character or appearance of the conservation area. As we have already stated, the character of the

R.B.K.C Planning Dept

- 2 AUG 2004



area is preserved as numbers 4, 6, 10 and 12 all have existing off street parking; and the proposal is carefully designed to enhance the appearance of the area, by using materials and design features like the planted arch, that match the existing .

CD27 refers to ensuring 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 carefully designed using materials that will produce a result which enhances the area.

### **Off-Street Parking**

Mr Wade comments that the creation of an off-street parking space is an insensitive alteration which would detract from the character and setting of the building. This is not the case as there is no loss in garden space and the front boundary will still be enclosed by the gates. The view from the street will be much the same as illustrated in our enclosed montage.

TR44 refers to resisting any development that would result in the loss of on street parking.

Whilst it is inevitable that our proposal requires the loss of some space for on-street parking, we have tried to keep this to minimum and the resulting proposal loses only one half of one parking space.

### **Other Comments**

After carefully reading the statement of the LPA we would like to make a few comments:

- 1) The dwarf wall which is to be demolished is in fact that which holds back the planting, not the boundary wall between the two properties. The existing fence and planting are to be retained.
- 2) Number 10 was permitted to move its hard standing and entrance/crossover to the other side of the property adjacent with no. 8 in 1999, the planning authorities' document states that number 10 is not listed, although their website states that it has been since April 1969. (Listing description included)
- 3) Out of 21 owners on Lansdowne Road only 1 objected, we feel that based on the description stated in his letter Mr Lloyd is confused about the extent of the works proposed. The new opening (although larger) would have gates to enclose the front garden and the planted arch would be retained, the view from the street would be much the same. Also No.1 Lansdowne Road has a similar off-street parking arrangement with little garden space and we consider our proposal to be much more considerate to the appearance of the surrounding area that what exists at this property and many others in the area.
- 4) The Ladbroke association objected on two counts, loss of residents parking bay and loss of front garden space and existing enclosure.  
In regards to the first count, our proposal does not result in any loss of garden space and the small amount of enclosure that is removed will be replaced by new gates and the visual effect will be much the same.  
In regards to the second count, it is inevitable that some of the parking space outside the property is lost in order for our proposal to work. We have however tried to keep this to a minimum and that the space that is lost contributes to the loss of only half a parking space.

Our scheme shows as little disruption as possible to the front boundary wall, and the treatment of the new opening complements the design and scale of the original boundaries and surrounding area. No garden space is lost; it 'does not harm the pleasantness or character of the street scene'. The new opening created is enclosed

**R.B.K.C Planning Dept**

**- 2 AUG 2004**

with new metal gates which reflect the style of the old and give continuity to the boundary with the metal railings. As the boundaries of the neighbouring properties are by no means regular or continuous we feel that we have made a carefully considered effort to maintain and enhance the character of the street.

On the basis of these points we feel that the decision of the Local Planning Authority to refuse this application should be reconsidered and that the effect they believe the proposal to create is certainly exaggerated. We strongly suggest that this permission should be granted as the garden is preserved, and the street character is enhanced.

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

Yours sincerely,

Peter Crawford  
Crawford & Gray Architects

Copy to Mr J Reed

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R.B. K.C.		2 AUG 2004			PLANNING	
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# Listed Buildings Details Page

This page displays the details of the listed property you have selected. (NB: The list description is primarily to aid identification. It is not a definitive inventory of items of interest in the building). Go back to the [previous page](#), or go back to the [search form](#).

## LANSDOWNNE ROAD W11

**Id:** 24/1

**Property:** Nos 10 and 12

**Street:** LANSDOWNNE ROAD W11

**Date:** 15.4.69

**Grade:** II

**Grouped:** GV

**Description:** Semi-detached houses. Mid C19. Two storeys and basement. Stock brick. Four sashes wide, divided by giant stucco pilasters. Square-headed windows to ground floor. Round-headed above. The pilasters have console brackets instead of capitals. Overhanging eaves. Low pitched slate roof.

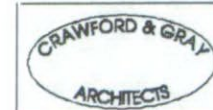
[◀ new search](#)   [◀ go back](#)   [▶ back to top](#)

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ISO 9001  
SIZ  
E-Mail: [info@crawfordandgray.co.uk](mailto:info@crawfordandgray.co.uk)  
Web Site: <http://www.crawfordandgray.co.uk>

Client: Mr J Reed Esq	Drawing title: Existing and Proposed street elevations		
Project: 8 Lansdowne Rd, W11 3LW	Scale:	Drawn by:	Checked by:
Date: 28/01/04	Drawing No: 246-AP09	Rev:	





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K.C.						
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	65 - 69 Pottary Lane, Holland Park, London W11 4NA Phone 020 7221 5966 Fax: 020 7221 6288		
	E-Mail: <a href="mailto:info@crawfordandgray.co.uk">info@crawfordandgray.co.uk</a> Web Site: <a href="http://www.crawfordandgray.co.uk">http://www.crawfordandgray.co.uk</a>		
Client:	Mr J Reed Esq		
Project:	8 Lansdowne Rd, W11 3LW		
Drawing No:	246-AP09	Date:	28/01/04
Existing and Proposed street elevations		Drawn by:	Checked by:





# The Planning Inspectorate

JW

3/23 Hawk Wing  
 Temple Quay House  
 2 The Square  
 Temple Quay  
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<http://www.planning-inspectorate.gov.uk>

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 Fax No 0117-3728804  
 GTN 1371-8775

Mrs R Townley (Dept Of Planning & Conservation)  
 Kensington And Chelsea R B C  
 Planning Services Department  
 3rd Floor  
 The Town Hall  
 Hornton Street  
 London  
 W8 7NX

Your Ref: PP/04/00329  
 Our Ref: APP/K5600/E/04/1153293  
 APP/K5600/A/04/1153027  
 Date: 25 November 2004

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
 PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
 APPEALS BY MR J REED  
 SITE AT 8 LANSDOWNE RD, LONDON, W11 3LW**

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeals is

Mr John Papworth DipArch (Glos) RIBA

The Inspector will visit the appeal site at 10:00 on 14 December 2004. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeals or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. ~~If despatch of the letter is likely to be significantly delayed, we will let you know.~~

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Yours faithfully

*D England*

Mrs Debra England

**NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.**

209D

NOV 2005

**TO: SEE DISTRIBUTION LIST**

**FROM: EXECUTIVE DIRECTOR OF  
PLANNING & CONSERVATION**

MY REF(S): RAG/PP/04/00329

YOUR REF: SEE DISTRIBUTION LIST

ODPM's Reference: App/K5600/ A/04/1153027 & E/04/1153293

Associated Reference: LB/04/0330

ROOM NO: 324

EXTN: 2081

**DATE: 12/01/2005**

**TOWN AND COUNTRY PLANNING ACT, 1990**

**APPEAL ..... 8 Lansdowne Road, London, W11 3LW**

I attach for your information a copy of the decision for the appeal on the above-mentioned premises.

EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

**DISTRIBUTION LIST:**

COUNCILLOR TIM AHERN, CHAIRMAN, PLANNING SERVICES COMMITTEE  
COUNCILLOR L. A. HOLT, VICE CHAIRMAN, PLANNING SERVICES COMMITTEE  
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TRANSPORTATION  
TOWN CLERK & CHIEF EXECUTIVE ..... A.KHAN RM: 253  
DIRECTOR OF LAW AND ADMINISTRATION...H. TITCOMBE RM: 230/2  
LAW & ADMINISTRATION (ENFORCEMENT).. T.ALI RM: 230/2  
LAND CHARGES..... M. IRELAND RM: 306  
COUNCIL TAX ACCOUNTS MANAGER..... T. RAWLINSON RM: G29  
TRANSPORTATION.....R. CASE RM: 317  
EXECUTIVE DIRECTOR OF PLANNING & CONSERVATION  
HEAD OF DEVELOPMENT CONTROL  
APPEALS OFFICER  
NORTH  
CENTRAL  
SOUTH-EAST  
SOUTH-WEST  
INFORMATION OFFICE  
FORWARD PLANNING..... G. FOSTER  
DESIGN. .... D. McDONALD  
STATUTORY REGISTER  
(FILE(S)  
SYSTEMS.....C. STAPLETON





# The Planning Inspectorate

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Mrs R Townley (Dept Of Planning &  
Conservation)  
Kensington And Chelsea R B C  
Planning Services Department  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/04/00329/CHSE  
Our Ref: APP/K5600/A/04/1153027  
APP/K5600/E/04/1153293  
Date: 5 January 2005

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
APPEALS BY MR J REED  
SITE AT 8 LANSDOWNE RD, LONDON, W11 3LW**

I enclose a copy of our Inspector's decision on the above appeals.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: [Complaints@pins.gsi.gov.uk](mailto:Complaints@pins.gsi.gov.uk)

Yours faithfully

Mr Dave Shorland

COVERDL1

EX DIR	HDC	TP	CAC	AD	CLV	AO AK
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26



# Appeal Decision

Site visit made on 14 December 2004

by **John Papworth DipArch(Glos) RIBA**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate  
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Temple Quay House  
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Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: enquiries@planning-  
inspectorate.gsi.gov.uk

Date

05 JAN 2005

---

## Appeal A: APP/K5600/A/04/1153027 8 Lansdowne Rd, London W11 3LW.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr John Reed against the decision of The Council of The Royal Borough of Kensington & Chelsea.
- The application Ref PP/04/00329/CHSE, dated 28 January 2004, was refused by the Council by notice dated 31 March 2004.
- The development proposed is gate post removed, new cross-over created, parking bay reduced by 2.3m.

**Summary of Decision: The appeal is dismissed.**

---

## Appeal B: APP/K5600/E/04/1153293 8 Lansdowne Rd, London W11 3LW.

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr J Reed against the decision of The Council of The Royal Borough of Kensington & Chelsea.
- The application Ref LB/04/00330/CLBA, dated 9 February 2004, was refused by the Council by notice dated 31 March 2004.
- The works proposed are gate post moved, new cross-over, parking bay reduced by 2.3m.

**Summary of Decision: The appeal is dismissed.**

---

### Main Issues

1. I consider the main issues to be;
  - In the case of both Appeal A and Appeal B, the effect of the proposal on the architectural and historic interest of the listed building and its setting within the Ladbrooke Conservation Area.
  - In the case of Appeal A only, the effect of the development on the supply of parking spaces in the area.

### Planning Policy

2. The Development Plan includes the Royal Borough of Kensington and Chelsea Unitary Development Plan, adopted in May 2002. The Council refers to Strategic Policies that seek the protection of the environment, listed buildings and conservation areas. In addition, Policy CD54 resists off-street parking in forecourts if it would result in the loss of a material part of the existing garden, the loss of trees, the demolition of most of the street garden wall and the car obstructing daylight. The character or appearance of conservation
-

areas is to be preserved or enhanced under Policies CD57 and CD61. Policy CD65 resists the removal or modification of features of architectural importance and Policy CD66 sets requirements for works to listed buildings. Transportation Policy TR42 requires off street parking in new residential schemes, and Policy TR44 states that development which would result in the net loss of on-street parking will normally be resisted.

3. The conservation policies of the UDP appear broadly consistent with Sections 16(2) and 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which require me 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, and Section 72(1) of the same Act which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the area. Planning Policy Guidance Note 15 "Planning and the Historic Environment" (PPG15 1994) provides further advice on work within conservation areas and involving listed buildings.

### Reasons

#### *Listed Building and Conservation Area*

4. Policy CD54 lists criteria for resisting parking in forecourts, as set out above. It appears to me that the car parking would occupy an area that is already paved and that there is no need to remove the tree, only to trim an overhanging branch of recent growth. There would be a need to trim back the growth along the mutual boundary with number 10, but I do not see the need for the removal of the dividing wall, although this is not, in my opinion, original work. There would be no obstruction of daylight. I am of the view therefore that criteria a), b) and d) would not be contravened. Criterion c) concerns the effect on the garden wall, but in this case there would be the removal of a small length that I do not consider to constitute 'most'. However, the removal of the existing gate pier and the opening-up of the width necessary to accommodate the vehicular access would result in a breach in the wall.
5. The above Policy does not appear to be restricted to conservation areas or listed buildings, and in these cases I am of the view that the tests in the 1990 Act, detailed previously, add a further level of consideration in determining whether the breach is unsightly or otherwise harmful. The pier that would be removed encloses a pedestrian entrance that is limited in width and together with the foliage over it and along the path to the recessed door, provides an attractive enclosure to the property and clearly delineates the private space from the public. The relocation of the pier and the introduction of double gates would open the view of the house, reducing the solid differentiation between the front garden and the footway, and the introduction of parked cars to the paved area would erode the character and appearance of this space as landscaped garden area.
6. The widening of the entrance would also, I consider, disturb the balance of enclosure to open area evident along this length of the street. I acknowledge that there has been many other such breaches to form vehicular openings in the past, however, it is the presence of so many openings that adds weight to my view that the present arrangement is of value to the listed building and its setting. The loss of this remaining pedestrian-only opening would, I conclude, erode the historic interest and architectural appearance of the building and its setting within the Ladbroke Conservation Area, contrary to UDP Policies CD57, CD61, CD65 and CD66.

*Parking*

7. There is at present an area of resident-only parking outside the appeal property, available to others outside controlled hours. Due to the presence of other vehicular access points, the distinct area available outside number 8 and its neighbour appears to provide for the parking of three cars. I am of the view that there would be the loss of an area of kerbside equating to approximately half a car length, as stated by the appellant. However, in fact, it appears to me that depending on the size of cars, that loss may be of one whole car, or alternatively there could be no loss at all as three small cars may still park.
8. In addition, whilst the appeal proposal is shown to provide the parking length for one car, again in the case of small cars, it may be possibly to park two end to end. On the basis that even one car could be a car that would otherwise be a resident's car parked at the kerb, I do not see that during the controlled hours, there would be a significant loss of residents' parking. In addition, I have been provided with percentages of free spaces and saw at the time of my visit that there were free spaces in the vicinity. I acknowledge the fact that there are more permits than spaces on a borough-wide basis.
9. However, outside the controlled hours, when others could park, there may be a loss, in that the short length of bay remaining may not accommodate the same number of cars as previously. I find this a technical breach of the aims of Policy TR44, although with no individual bays being marked as is the case with the pay-to-park area, the actual loss would depend on other factors. This matter adds weight to my view that the proposal is unacceptable.

**Conclusions**

10. The proposals would not necessarily result in the net loss of parking, but would fail to preserve the historic and architectural interest of a listed building and its setting within the Ladbroke Conservation Area. The presence of other openings in the boundary and parking areas on forecourts does not, in my judgement, outweigh the harm that would be caused. The proposal would hence, fail statutory tests and fail to accord with Development Plan policies or Central Government advice.
11. For the reasons given above and having regard to all other matters raised, I conclude that both Appeal A and Appeal B should fail.


**Formal Decision**

**Appeal A: APP/K5600/A/04/1153027**

12. I dismiss the appeal,

**Appeal B: APP/K5600/E/04/1153293**

13. I dismiss the appeal.



INSPECTOR





**DELEGATED**  
 31 MAR 2004  
**REFUSAL**



EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		29 JAN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB/FLY		DES		FEES

	65 - 69 Pottery Lane, Holland Park, London W11 4NA Phone 020 7221 5966 Fax: 020 7221 6288			
	E-Mail: info@crawfordandgray.co.uk Web Site: http://www.crawfordandgray.co.uk			
Client	Mr J Reed Esq			
Project	8 Lansdowne Rd, W11 3LW			
Drawing No	Street Elevations			
Date	28/01/04	Drawn by	Checked by	
Scale		Drawing No	246-PH01	Rev



DELEGATED  
31 MAR 2004  
REFUSAL



EX	HJC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		29 JAN 2004		PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEE

	85 - 89 Pottery Lane, Holland Park, London W11 4NA Phone 020 7221 5866 Fax: 020 7221 6288		
	E-Mail: <a href="mailto:info@crawfordandgray.co.uk">info@crawfordandgray.co.uk</a> Web Site: <a href="http://www.crawfordandgray.co.uk">http://www.crawfordandgray.co.uk</a>		
Client	Mr J. Reed Esq		Drawing title
Project	8 Lansdowne Road, W11 3LW		Front Garden
Scale	28.01.04	Drawn by	Checked by
Drawing No	246/PH02	Rev	





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	



No.1



No.3

No.5

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	E-Mail: <a href="mailto:info@crawfordandgray.co.uk">info@crawfordandgray.co.uk</a> Web Site: <a href="http://www.crawfordandgray.co.uk">http://www.crawfordandgray.co.uk</a>		
Client:	Mr J Reed Esq		
<b>Street Elevations</b>			
Project:	8 Lansdowne Rd, W11 3LW	Date:	28/01/04
Drawing No:	246-AP01	Rev:	





No.12



No.10



No.8



No.6



No.4



No.2, Garage on Ladbroke Road

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

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	Client: Mr J. Reed Esq	Drawing Title: Street Elevations	
Project: 8 Lansdowne Road, W11 3LW	Scale: Date: 2.06.04	Drawn by: Checked by: Drawing No: 246/AP02	Rev:





No.13



No.15



No.17



No.7



No.9



No.11

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

	65 - 69 Pottery Lane, Holland Park, London W11 4NA Phone 020 7221 5965 Fax: 020 7221 6288		
	E-Mail: <a href="mailto:info@crawfordandgray.co.uk">info@crawfordandgray.co.uk</a> Web Site: <a href="http://www.crawfordandgray.co.uk">http://www.crawfordandgray.co.uk</a>		
Client:	Mr J. Reed Esq		Drawing title:
			Street Elevations
Project:	8 Lansdowne Road, W11 3LW	Date:	2.06.04
		Drawing No:	245-AP03





No.22A



No.22



No.20



No.18



No.16



No.14

EX DIR	HDC	TP	CAC	AD	CLU	AO
						AK
R.B.	14 JUN 2004		PLANNING			
K.C.						
N	C	SW	SF	APP	IO	REC
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						FEE

	65 - 69 Pottery Lane, Holland Park, London W11 4NA Phone: 020 7221 5996 Fax: 020 7221 6288 E-Mail: info@crawfordandgray.co.uk Web Site: http://www.crawfordandgray.co.uk			
	Client: Mr J. Reed Esq	Drawing title: Street Elevations		
Project: 8 Lansdowne Road, W11 3LW	Date: 2.06.04	Drawn by: 246/AP04	Checked by: 	





No.23



No.25/25a



No.27



No.19



No.21

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
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K.C.							
N	C	SW	SE	APP	IO	REC	
				ARB	FPLN	DES	FEE

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	Client: Mr J. Reed Esq	Drawing Title: Street Elevations		
Project: 8 Lansdowne Road, W11 3LW	Date: 2.06.04	Drawn by: 246-AH05	Checked by: Rev	





No.30



No.28



No.26



No.24

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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K.C.						
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	E-Mail: info@crawfordandgray.co.uk Web Site: http://www.crawfordandgray.co.uk				
Client:	Mr J. Reed Esq				
Drawing title:	Street Elevations				
Project:	8 Lansdowne Road, W11 3LW	Date:	2.06.04	Drawing No:	246-AP06





EX DIR	HDC	TP	CAC	AD	CLU	AO
						AK
R.B.	14 JUN 2004				PLANNING	
K.C.						
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				ARB	FPLN	DES FEES

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Web Site: <http://www.crawford-gray.co.uk>

Client: Mr J Reed Esq

Drawing No: **Street Elevations**

Project: 8 Lansdowne Rd, W11 3LW

Date: 28/01/04

Drawing No: 246-PH01

Scale: \_\_\_\_\_

Drawn by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Rev: \_\_\_\_\_





EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	14 JUN 2004				PLANNING	
K.C.	N	C	SW	SE	APP	IO
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Web Site: <http://www.crawfordandgray.co.uk>

Client: Mr J. Reed Esq  
Drawing No: Front Garden

Project: 8 Lansdowne Road,  
W11 3LW

Date: 28.01.04  
Drawing No: 246/PH02

Scale: \_\_\_\_\_  
Date: \_\_\_\_\_  
Drawing No: \_\_\_\_\_  
Rev: \_\_\_\_\_





EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.		29 JAN 2004		PLANNING			
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	E-Mail: info@crawfordandgray.co.uk Web Site: http://www.crawfordandgray.co.uk			
Client	Mr J. Reed Esq		Drawing title	Front Garden
Project	8 Lansdowne Road, W11 3LW		Date	28.01.04
			Drawn by	Checked by
			Drawing No	246/PH02





EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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Client: Mr J Reed Esq  
 Drawing title: Street Elevations

Project: 8 Lansdowne Rd, W11 3LW  
 Date: 28/01/04  
 Drawing No: 246-PH01

Scale: \_\_\_\_\_ Drawn by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
 Date: \_\_\_\_\_ Drawing No: \_\_\_\_\_ Rev: \_\_\_\_\_





EX DIR HDC TP CAC AD CLU AO AK  
 R.B. K.C. 29 JAN 2004 PLANNING  
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Client:	Mr J. Reed Esq	Drawing Title:	Front Garden
Project:	8 Lansdowne Road, W11 3LW	Date:	28.01.04
Scale:		Drawing No:	246/PH02
Drawn by:		Checked by:	
Rev:			







