



SHEET 1 of 1.

PP040081

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OFC.M.  
KENSINGTON  
AND CHELSEA

ADDRESS

Norland Square Mansions

53 NORLAND SQUARE.

POLLING DISTRICT

NOB

HB Buildings of Architectural Interest  
AMI Areas of Metropolitan Importance  
MDO Major Sites with Development Opportunities  
MOL Metropolitan Open Land  
SBA Small Business Area  
PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre  
AI Sites of Archeological Importance  
SV Designated View of St. Paul's from Richmond  
SNCI Sites of Nature Conservation Importance  
REG 7 Restricted size and use of Estate Agent Boards  
ART IV Restrictions of Permitted Development Rights

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

Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line

Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density

Site Area

Habitable Rooms Proposed

Proposed Density

Plot Ratio

Site Area

Zoned Ratio

Floor Area Proposed

Proposed Plot Ratio

Notes:

Daylighting

Complies

Infringes

Car Parking

Spaces Required

Spaces Proposed

**53 NORLAND SQUARE**

Property Card N° : 0585 055 00

Sitename : NORLAND SQUARE MANSIONS

Comment :  
TP Arch/History : H 7201  
See Also :

PP040081

Xref :  
Notes :

TP No Brief Description of Proposal 1 of 13

**ERECTION OF AN ADDITIONAL STOREY.**

Received	Decision & Date	
Completd	Refused	10/12/1973
Revised		

TP No Brief Description of Proposal 2 of 13

**USE OF THE GROUND FLOOR SHOPS AS PROFESSIONAL OFFICES  
AND THE USE OF THE BASEMENT AS A RESTAURANT.**

Received	Decision & Date	
Completd	Refused	09/05/1974
Revised		

TP No Brief Description of Proposal 3 of 13

**ERECTION OF A ROOF ADDITION TO PROVIDE 1 PENTHOUSE FLAT.**

Received	Decision & Date	
Completd	Conditional	19/07/1974
Revised		

TP No Brief Description of Proposal 4 of 13

**CHANGE OF USE OF THE EXISTING SHOPS INTO PROFESSIONAL  
OFFICES AND THE INSTALLATION OF NEW SHOPFRONTS.**

Received	Decision & Date	
Completd	Conditional	27/09/1974
Revised		

**53 NORLAND SQUARE**

Property Card N° : 0585 055 00

Sitename : NORLAND SQUARE MANSIONS

Comment :  
TP Arch/History : H 7201  
See Also :

PP040081

Xref :  
Notes :TP No **TP/76/0938** Brief Description of Proposal 5 of 13**ERECTION OF AN ADDITIONAL STOREY.**

Received	Decision & Date	
Completd	<b>Refused</b>	<b>14/12/1976</b>
Revised		

TP No Brief Description of Proposal 6 of 13

**T.C.P.A. 1971 - SEC. 87: CONSTRUCTION OF A PEDESTRIAN  
ENTRANCE.  
ENFORCEMENT NOTICE  
COMPLIED WITH**

Received	Decision & Date	
Completd	<b>Enforcement Notice</b>	<b>04/02/1977</b>
Revised		

TP No **TP/77/0197** Brief Description of Proposal 7 of 13**DEMOLITION OF THE BOUNDARY WALL AND RETENTION OF THE  
ENTRANCE DOOR TO THE GROUND FLOOR OFFICE ERECTED ON THE  
NORLAND SQUARE ELEVATION OF NORLAND SQUARE MANSIONS.**

Received	Decision & Date	
Completd	<b>Refused</b>	<b>05/05/1977</b>
Revised		

TP No **TP/77/0986** Brief Description of Proposal 8 of 13**ERECTION OF AN EXTENSION AT 1ST FLOOR LEVEL ABOVE THE  
GARAGES AT THE REAR OF NORLAND SQUARE MANSIONS.**

Received	Decision & Date		Works
Completd	<b>Conditional</b>	<b>18/11/1977</b>	Completed
Revised			<b>Y 24/04/1978</b>

## 53 NORLAND SQUARE

Property Card N° : 0585 055 00

Sitename : NORLAND SQUARE MANSIONS

Comment :  
TP Arch/History : H 7201  
See Also :

PP040081

Xref :  
Notes :

TP No TP/78/0964 Brief Description of Proposal 9 of 13

FLAT 3: ALTERATIONS TO FORM 2 ENLARGED WINDOWS AT GROUND  
FLOOR LEVEL.Received Decision & Date  
Completd Conditional 30/10/1978  
Revised

TP No TP/77/0197 Brief Description of Proposal 10 of 13

DOFE T.C.P.A.1971 SEC. 36 AND 88: APPEALS AGAINST  
ENFORCEMENT NOTICE 4.2.77 AND REFUSAL 5.5.77 - APPEAL  
AGAINST ENF. NOTICE UPHELD AND APPEAL FOR REFUSAL  
GRANTED CON.Received Decision & Date  
Completd Conditional 06/10/1978  
Revised

TP No Brief Description of Proposal 11 of 13

TCPA 1947, SEC. 14(5) ERECTION OF A L/U GARAGE AND A  
FLAT OVER EXISTING GARAGES.Received Decision & Date  
Completd Conditional 18/08/1961  
Revised

TP No TP/80/0441 Brief Description of Proposal 12 of 13

CONSTRUCTION OF AN ADDITIONAL STOREY TO PROVIDE 1 PNETHOUSE  
FLAT AND EXTENSION OF 1 OF THE EXISTING TOP FLOOR  
FLATS.Received Decision & Date  
Completd Refused 15/05/1980  
Revised

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53 NORLAND SQUARE

Property Card N° : 0585 055 00

Sitename : NORLAND SQUARE MANSIONS

Comment :  
TP Arch/History : H 7201  
See Also :

PP040081

Xref :  
Notes :

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TP No TP/80/0441 Brief Description of Proposal 13 of 13T.C.P.A. 1971 SEC. 36 AND SCHEDULE 9:  
APPEAL AGAINST REFUSAL 15.5.80  
APPEAL DISMISSED.

Received	Decision & Date	
Completd	Refused	16/01/1981
Revised		

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> Any Queries Please Phone	0171 361 2199/2206/2015	<
> Fax Requests (FOA Records Section)	0171 361 3463	<

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

Rolfe Judd Planning,  
Old Church Court,  
Claylands Road,  
The Oval, London  
SW8 1NZ

APPLICATION NO: PP/04/00081

CASE OFFICER: Mr.J. Wade

APPLICATION DATED: 17/12/2003

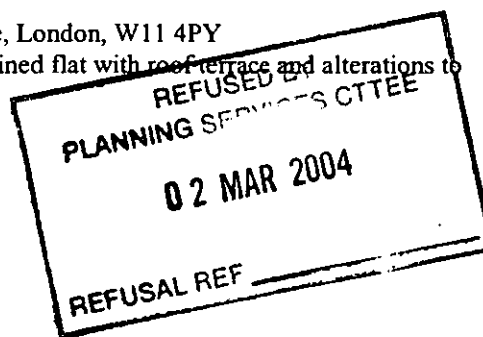
DATE ACKNOWLEDGED: 13 January 2004

APPLICATION COMPLETE: 12/01/2004

DATE TO BE DECIDED BY: 08/03/2004

SITE: Norland Square Mansions, 53 Norland Square, London, W11 4PY

PROPOSAL: Erection of roof extension to create self-contained flat with roof terrace and alterations to elevations to building.



### ADDRESSES TO BE CONSULTED

1. Mr. Harrington, 22 Princes Place, W11 4RA

2.

3. ALL FLATS, 53 } NORLAND SQUARE  
4. 51 + 52 }

6.

7. 152, 152a, b + c + 154 HOWARD PARK AVENUE.

8.

9.

10.

11.

12.

13.

14.

15.

### CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY: ....

English Heritage Setting of Bdgs Grade I or II ....

English Heritage Demolition in Cons. Area ....

Demolition Bodies ....

DoT Trunk Road - Increased traffic ....

DoT Westway etc., ....

Neighbouring Local Authority ....

Strategic view authorities ....

Kensington Palace ....

Civil Aviation Authority (over 300') ....

Theatres Trust ....

National Rivers Authority ....

Thames Water ....

Crossrail ....

LRT/Chelsea-Hackney Line/Cross Rail Line 2 ....

Victorian Society ....

DTLR Dept. Transport Loc.Gov.& Regions ....

### ADVERTISE

Effect on CA

Setting of Listed Building

Works to Listed Building

Departure from UDP

Demolition in CA

"Major Development"

Environmental Assessment

No Site Notice Required

Notice Required other reason

Police

L.P.A.C

British Waterways

Environmental Health

GLA - CATEGORY:

Govt. Office for London

Twentieth Century Society

13/1.

**Royal Borough of Kensington and Chelsea**  
**GGP Point in Polygon Search Results**  
**Corporate Land and Property Gazetteer at 8th August 2003**  
**Buildings and their Units**

Non-Residential Office Building			152 ✓	Holland Park Avenue	W11 4UH
Building Shell			152a ✓	Holland Park Avenue	W11 4UH
Building Shell			152b ✓	Holland Park Avenue	W11 4UH
Building Shell			152c ✓	Holland Park Avenue	W11 4UH
Building Shell			154 ✓	Holland Park Avenue	W11 4UH
Building Shell			51	Norland Square	W11 4PZ
Residential Unit	Flat 1: Ground Floor Flat		51	Norland Square	W11 4PZ
Residential Unit	Flat 2: 1st Floor Flat		51	Norland Square	W11 4PZ
Residential Unit	Flat 3: 2nd Floor Flat		51	Norland Square	W11 4PZ
Residential Unit	Flat 4: 3rd/4th Floor Flat		51	Norland Square	W11 4PZ
Residential Unit	Flat A: Basement Flat		51	Norland Square	W11 4PZ
Residential Building			52	Norland Square	W11 4PZ
Building Shell			Norland Square Mansions 53	Norland Square	W11 4PY
Residential Unit	Flat 1	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 2	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 3	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 4	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 5	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 6	Norland Square Mansions	53	Norland Square	W11 4PY

Residential Unit	Flat 7	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 8	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 9	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 10	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 11	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 12	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 13	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 14	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 15	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 16	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 17	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 18	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 19	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 20	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 21	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 22	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 23	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 24	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 25	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 26	Norland Square Mansions	53	Norland Square	W11 4PY
Residential Unit	Flat 27	Norland Square Mansions	53	Norland Square	W11 4PY



Residential Unit	Flat 28	<del>Norland Square Mansions</del>	<del>53</del>	Norland Square	W11 4PY
Residential Unit	Flat 29: Caretaker's Flat	<del>Norland Square Mansions</del>	<del>53</del>	Norland Square	W11 4PY
Residential Unit	Garage Flat	<del>Norland Square Mansions</del>	<del>53</del>	Norland Square	W11 4PY
Non-Residential Office Building			<del>57</del>	Norland Square	W11 4QJ

Total Number of Buildings and Units Found 44

## APPEALS TIMETABLE

### ADMINISTRATION

Initials

Time  
Hours

Cost  
LAWJ

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

### CASE OFFICER

- (1) Preparation
- (2) Meeting
  - Legal
  - Counsel
  - Transportation
  - Design
  - Policy
  - BEHO
  - Other Parties

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

Policy  
Preparation  
Meetings  
Statement if applicable

Design  
Preparation  
Meetings  
Statement if applicable

Transportation  
Preparation  
Meetings  
Statement if applicable

# APPEAL

TO: Derek Taylor  
DATE RECEIVED: 26/04/2004

FROM: RAG  
EXTN: 2081

APPEAL  
CASE OFFICER: Mr.J. Wade

APPEAL  
ADMIN OFFICER: RAG/KS

OUR REF:  
PP/04/00081

ODPM REF:  
App/K5600/A/04/1148762

ADDRESS: Norland Square Mansions, 53 Norland Square, London, W11 4PY

Description: Erection of roof extension to create self-contained flat with roof terrace and alterations to elevations to building.

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## REASON FOR APPEAL: REF

THE APPEAL WILL BE DETERMINED BY WAY OF:

WRITTEN  
REPRESENTATIONS

INFORMAL  
HEARING

PUBLIC  
INQUIRY

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START DATE OF APPEAL 7-May-04

3rd PARTY LETTERS DUE: 21-May-04

SENT: 17/5

QUESTIONNAIRE DUE: 21-May-04

SENT: 19/5

~~WRITTEN REPS STAT DUE:~~ \_\_\_\_\_

~~SENT:~~

~~INFORMAL HEARING STAT DUE:~~ \_\_\_\_\_

~~SENT:~~

PUBLIC INQUIRY RULE 6/8 DUE: 18-Jun-04

SENT:

PROOF EXCHANGE DUE: \_\_\_\_\_

SENT:

Final Comments Due: 09-Jul-04

**ADJOINING OWNERS CONSULTED PP/04/00081**    **NUMBER SENT OUT 0**

1. File Copy.

2. The Owner/Occupier  
152 Holland Park Avenue  
London  
W11

3. The Owner/Occupier  
152A Holland Park Avenue  
London  
W11

4. The Owner/Occupier  
152B Holland Park Avenue  
London  
W11

5. The Owner/Occupier  
152C Holland Park Avenue  
London  
W11

6. The Owner/Occupier  
154 Holland Park Avenue  
London  
W11

7. The Owner/Occupier  
Flat 1 51 Norland Square  
London  
W11

8. The Owner/Occupier  
Flat 2 51 Norland Square  
London  
W11

9. The Owner/Occupier  
Flat 3 51 Norland Square  
London  
W11

10. The Owner/Occupier  
Flat 4 51 Norland Square

London  
W11

11. The Owner/Occupier  
Flat A Basement Flat  
51 Norland Square  
London  
W11

12. The Owner/Occupier  
Flat 1 Norland Square Mansions  
53 Norland Square  
London  
W11

13. The Owner/Occupier  
Flat 2 Norland Square Mansions  
53 Norland Square  
London  
W11

14. The Owner/Occupier  
Flat 3 Norland Square Mansions  
53 Norland Square  
London  
W11

15. Thompson  
Flat 4 Norland Square Mansions  
53 Norland Square  
London  
W114PY

16. The Owner/Occupier  
Flat 5 Norland Square Mansions  
53 Norland Square  
London  
W11

17. The Owner/Occupier  
Flat 6 Norland Square Mansions  
53 Norland Square  
London  
W11

18. The Owner/Occupier  
Flat 7 Norland Square Mansions  
53 Norland Square  
London  
W11

19. The Owner/Occupier  
Flat 8 Norland Square Mansions  
53 Norland Square  
London  
W11

20. The Owner/Occupier  
Flat 9 Norland Square Mansions

53 Norland Square

London

W11

21. The Owner/Occupier

Flat 10 Norland Square Mansions

53 Norland Square

London

W11

22. Springer

Flat 11 Norland Square Mansions

53 Norland Square

London

W11 4PY

23. Robinson

Flat 12 Norland Square Mansions

53 Norland Square

London

W11

24. The Owner/Occupier

Flat 13 Norland Square Mansions

53 Norland Square

London

W11

25. The Owner/Occupier

Flat 14 Norland Square Mansions

53 Norland Square

London

W11

26. Allison

Flat 15 Norland Square Mansions

53 Norland Square

London

W11

27. The Owner/Occupier

Flat 16 Norland Square Mansions

53 Norland Square

London

W11

28. Turmel

Flat 17 Norland Square Mansions

53 Norland Square

London

W11

29. The Owner/Occupier

Flat 18 Norland Square Mansions

53 Norland Square

London

W11

30. The Owner/Occupier

Flat 19 Norland Square Mansions

53 Norland Square

London

W11

31. The Owner/Occupier

Flat 20 Norland Square Mansions

53 Norland Square

London

W11

32. The Owner/Occupier

Flat 21 Norland Square Mansions

53 Norland Square

London

W11

33. The Owner/Occupier

Flat 22 Norland Square Mansions

53 Norland Square

London

W11

34. The Owner/Occupier

Flat 23 Norland Square Mansions

53 Norland Square

London

W11

35. The Owner/Occupier

Flat 24 Norland Square Mansions

53 Norland Square

London

W11

36. The Owner/Occupier

Flat 25 Norland Square Mansions

53 Norland Square

London

W11

37. The Owner/Occupier

Flat 26 Norland Square Mansions

53 Norland Square

London

W11

38. Wadher

Flat 27 Norland Square Mansions

53 Norland Square

London

W11

39. The Owner/Occupier

Flat 28 Norland Square Mansions

53 Norland Square

London

W11

40. The Owner/Occupier

Flat 29 Norland Square Mansions

53 Norland Square  
London  
W11

41. The Owner/Occupier  
Garage Flat, Norland Square Mansions  
53 Norland Square  
London  
W11  
42. Mr Harrington  
22 Princes Place  
London  
W11 4RA

43. Ms Geeta Guru-Murthy  
12 St James Street  
London  
W6 9RW

44. Nicola Hardwick  
19 Astor Close  
Kingston Hill  
Surrey  
KT2 7LT



to Planning and Conservation

15<sup>th</sup> June 2004.

Your Ref: DPS/DCN/PP/04/000801.

①

DDPM's Ref: APP: K5600/A/04/1148762.

From: MRS M. Puig owner of Flats 6 and 24,  
Norland Sq Mansions W11 4PY.

Dear Mr. French.

I already have sent my original objections when planning was applied for the roof extension for a flat on the above block of flats.

Since then it has come to my attention that I will suffer light loss and privacy, as the top floor flat of mine No: 24 has a light well giving light to my bathroom and toilet. Flat 6 is the same, still giving light but not so much as the top floor.

As you can see from the Sheet ☒ the light well allows sunlight to the Toilet and bathroom windows. Sheet ☐ shows that the well wall rear of the new flat will be immediately to the East of the

light well, with a window partly over it.

• The projecting trelliswork sticks out from the new flat at ceiling height. This is a further objection.

Yours sincerely,

Mrs M. Pury.

15 Naled Square Mancos W11 4 12 11

① PC ② JW

th. → file 16 June 2004

Dear Mr Wade

24/6.  
DPS/DEN/PP/04/00081

01PM: u/u App/KS600/A/04/1148762

You kindly put up copies <sup>of the</sup> report of the Executive Director, Planning and Conservation, ~~Report~~ and of the Grounds of Appeal made on behalf of the Applicant.

My wife and I, as lessees of Plot 15, have made written representations to Bristol dated yesterday and I enclose a copy. I do so because of the points made in paras 4 and 5. It seems to us that it is most likely that safety regulations require a minimum height for parapets and, if that is so, that height is a fact which ought to be made known to the ~~Inspector~~ <sup>Inspector</sup>, as it must be relevant to the plans.

Should you wish to contact us by telephone our number is 020 7602 3853 and we are further at 01985 850598.

Yours truly  
K. G. ALLISON

Mr J. Wade  
Planning and Conservation  
RBK/C  
W8 7NX

DIR	100	100	100
24 JUN 2004			
N			

(133)

15 NORLAND SQUARE MANSIONS NORLAND SQUARE  
LONDON W11 4RA

15<sup>th</sup> June 2004

Dear Sirs,

Planning Appeal – Norland Square Mansions London W11 4RA  
App/K5600/A/04/1148762

1. We are the lessees of the above flat and wish to make written representations to you about the above appeal. We have seen copies of the Report of the RBK&C's Executive Director, Planning and Conservation, which was approved on 23<sup>rd</sup> February and of the Grounds of Appeal dated 23<sup>rd</sup> April.
2. In our original representations to the Council we objected to the Planning Application on, broadly speaking, grounds of inconvenience to the residents of the flat and the neighbourhood, but now appreciate that the grounds on which it is possible to object are much more limited. One of us has, therefore, carefully looked at the block and the rest of the west side of the square, before the trees in the Square were in leaf, and considered how the implementation of the detailed plans, of which also we have copies, would affect what people presently see. This, of course, was from ground level only. No doubt from a higher level the effect would be greater.
3. At present the roofline of the block appears to be only marginally higher than the roofline of the terraced houses on the same side of the Square to the north, and indeed right round the Square. Our view is that even a very small increase in the roofline of the block or of the parapet at the front of it would seriously affect the harmony of the roofline in the Square. The appearance of the west side of the Square affects particularly local residents who day by day approach the Square from the west down Holland Park Avenue where the local shops and underground station (Holland Park) are.
4. There is, what seems to us, an important point that was not raised by the plans or, it seems, considered by the Planning Committee. The detailed plans show that to the east and south of the proposed flat the space between it and the parapet will be occupied by a timber-decked terrace. That terrace will be used by the residents in the flat and their guests: if not, what is the point of it? Their presence and movement on the terrace would, in particular, break the harmony of the roofline. Any argument that only the proposed changes to the architectural appearance may be considered on the appeal is a false one. In considering the appearance of any building one must take into account the use to which the exterior (in this case the terrace) is bound to be put. We are not considering here a flat vertical frontage, but a recessed vertical frontage with a horizontal space between it and the parapet. That space will, from time to time, have on it figures which will catch the eye of people looking in the general direction of the block. The presence of such figures seems wholly incongruous in the context of an otherwise harmonious skyline of the square with no figures or movement on it.
5. In the light of what we've said in paragraph 4 we suggest that the minimum height (on safety grounds) of parapets be established before the hearing, so that any revisions to the plans made or undertakings given by the appellant are consistent with safety requirements. Such requirements may in themselves be irrelevant to a planning appeal but, if they contain a minimum height for parapets, that height is

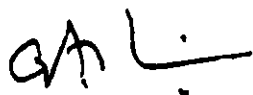
File

(relevant to this appeal. At the end of paragraph 6 of the Grounds of Appeal the appellant's architects say "It would in any case be possible to introduce the roof extension without raising the parapet if this were considered desirable." Surely safety regulations require a parapet of a minimum height if people are going to use the space behind it and so need protection? This must be a matter of fact, which we feel ought to be established before the hearing.

6. So we support the decision described in the Report, particularly paragraphs 4.4 and 5.5. The support of Councillor Walker-Arnott is noted in paragraph 5.3 of the Report. We know that he has served the Borough well over many years, but we consider that the fact that he is a Councillor is irrelevant in the context and that his opinion should be given no more weight than that of any other individual and less than that of those who daily see the west side of the Square, residents and others.
7. The garden in the middle of the square is, under an 1850s (?) Act of Parliament which deals with garden squares in Kensington, controlled and, to all intents and purposes, owned by the residents of the Square who levy a rate (now Council Tax) for the upkeep of the garden. The raising of the roofline over the Norland Square Mansions block would reduce sunlight coming to the gardens when the sun is shining from behind the block.

We are sending three copies of this letter and would be grateful if you would acknowledge their receipt and, in due course, send us a copy of the Inspector's decision letter. At present neither of us wishes to speak at the hearing.

Yours faithfully,



K.G.Allison



E.C. Allison

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

At a meeting of the Planning Services Committee held at The Town Hall, Hornton Street, London, W8 7NX on Tuesday 2<sup>nd</sup> March 2004 at 6.30 p.m.

## **PRESENT**

Councillor Tim Ahern (Chairman)  
Councillor Terence Buxton  
Councillor Keith Cunningham  
Councillor Jeremy Edge  
Councillor David Harland  
Councillor Bridget Hoier  
Councillor Miss Doreen M. Weatherhead

The interleaved agenda and reports were before the meeting and the press and public were able to be present during the entire proceedings.

## **· A G E N D A - P A R T A**

### **MEMBERS' DECLARATIONS OF INTEREST**

Councillor Edge informed the Committee that in respect to agenda item A2, he had made a visit to All Saints Church and had met an objector to this item. However he stated that he had not expressed an opinion.

Councillor Cunningham mentioned that he had had correspondence with Mrs Khalkovel and family, though he too had not expressed an opinion on the matter.

In relation to agenda item 4011 and 4012, the Chairman made a declaration stating that he knew the Candy brothers socially, however he had not discussed the application.

### **A1 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATIONS**

With the permission of the Chairman, the Executive Director, Planning and Conservation circulated a sheet of amendments to the report before the Committee, a copy of which had been placed on the Minute Book. In addition, he made the following amendments detailed below:

#### **RESOLVED –**

- (i) That the Executive Director's recommendations be adopted in respect of the following application.

<b>Agenda Item(s)</b>	<b>Site</b>
14	Norland Square Mansions, 53 Norland Square, W11
2010	4/6 Abingdon Road, W8
4014	7A Pont Street Mews, SW1

Action by: EDP&C

**Agenda Item 4011 & 4012 - 21-24 Chesham Place, SW1**

Mr Gwynedd, a local resident representing 25 Chesham Place, spoke in objection to this application. He stated that it had been proposed to build the generator room next to the only residential house, 25 Chesham Place. He was concerned with the potential noise, which would be created as a result of placing the room at this location. He was also concerned with loss of light and believed that the residents would suffer. He informed the Committee that three of the flats within 25 Chesham Place were rented out and he was particularly concerned with the hours of work as it may affect the rent rates. He requested that plastic covers be placed during demolition of the building to reduce the amount of dust particles to surrounding buildings.

The Chairman informed the objector that a complaint could be made if builders were working later than 18:30.

Mr Candy, the applicant addressed the Committee. He stated that himself and his brother had set up Candy Limited in 1990 and that the Company was predominantly associated with Belgravia, Knightsbridge and Chelsea.

The Committee suggested that Mr Candy should respond to more specific questions and concerns raised by the objector as opposed to presenting a history of the company. The Committee further asked if it was possible to relocate the plant room.

Mr Candy stated that the plant room could not be accommodated anywhere else and he was acting on professional advice of which the proposed area was considered the best place for it.

Mr Candy's brother also spoke. He informed the Committee that extensive consultations had been undertaken before the proposal was put forward and it was of their utmost intention to keep the residents happy. It was noted that the surrounding building should be protected from dust particles by ensuring that it would be wrapped up with plastic.

After careful deliberation the Committee decided to adopt the officer's recommendation subject to the Unilateral Undertaking and Amended Condition below:-

RESOLVED –

- (ii) That the application be subject to a Unilateral Undertaking and Amended Condition.

*Unilateral Undertaking*

The Committee confirmed that the decision was subject to the signing of a Unilateral Undertaking as set out in the Pre-Committee Memorandum.

*Amended Condition*

The use hereby permitted shall not be commenced until the means of vehicular access, including the pavement crossover, has been constructed in accordance with the drawings hereby approved, and associated on street works specified by the Director of Transportation and Highways have been undertaken at the developer's expense.

*Action by: EDP&C*

**Agenda Item 4013 – Petersham House, Harrington Road, SW7**

Mrs Walker, a local resident who lived above the premises spoke in objection to this application. She requested that the Committee refuse this application on the grounds of noise and nuisance. She expressed concern regarding sound proofing of the premises. She remarked that it was felt that inadequate sound proofing had been implemented by the club from the beginning, thus music vibrations and heavy equipment hitting the ground could still be heard during operational hours. She was particularly concerned with the proposed extension of hours, as it would cause the residents disturbance early on a Saturday and Sunday morning, which was strongly opposed.

Mr Best, the agent to applicant responded to the objections. He commented that health and fitness clubs were beneficial for all, thus the Government encouraged people to use fitness clubs in order for a healthier population. He went on to state that following the opening of the club, there had been several complaints with regards to noise levels, however this was immediately dealt with by applying tertiary sound proofing. In effect the music sound level had significantly reduced. He commented that allowing this application would not be setting in stone but merely allowing for a limited period for the club to be monitored. In conclusion he requested that the Committee grant the application.

The Committee raised concerns regarding the proposed operational hours. It was suggested that such hours were too extensive.



*Planning Services Committee  
2nd March 2004*

Mr Best remarked that the proposed hours were usual of health and fitness clubs, which suited customers' needs.

It was noted by the Committee that the applicant was not complying with condition 3, which caused some concern.

After careful deliberation, the Committee decided not to adopt the officer's recommendation.

RESOLVED –

- (iii) That the recommendation not be adopted and the application be refused.

Reason for Refusal

The use has given rise to noise problems in breach of conditions 3 and 4 of the previous planning permission. The Council is not prepared to approve the additional opening hours and number of patrons sought until measures are in place which address current noise problems to the Council's reasonable satisfaction.

*Action by: EDP&C*

**Agenda Item 4015 – 2 Sloane Gardens, (The Willett Building), SW1**

RESOLVED –

- (iv) Letter required from Cadogan Estate confirming No. 34 Sloane Square Will revert to retail use at the earliest opportunity, before decision is issued.

**Agenda Item A2 – All Saints Church, Clydesdale Road, W11**

Councillor O'Neill, Local Ward Councillor spoke in conjunction with two objectors, Mrs Kalkhoven and Mr Elston. He stated that this application had attracted a petition of 600 persons objecting to the proposal, which was mainly as a result of fear. He made reference to a recent High Court decision known as the Waterlooville case where the judge ruled that Planning authorities must take people's fears into account.

Mr Elston, a local resident spoke in objection to this application. He informed the Committee that two other churches in the vicinity had been approached as potential sites for the antennae, however one turned the offer down due to fear of health hazards and the other could not remember being approached. He went on to raise his concerns regarding consultation. He was of the view that prior to the application, inadequate discussions had taken place. He made reference to PPG8, which indicated that discussions were required to take place with local people and interested parties. He suggested that the applicants had not exhausted other potential

*Planning Services Committee  
2nd March 2004*

areas and had not considered sharing masts. He was of the view that further consultation with local people was crucial before a decision was made. In conclusion, he requested that this application be refused.

Mrs Kalkhoven, also a local resident spoke in objection to this application. She stated that she had formed the petition and it was clear that the majority of those who had signed it were not aware of the proposal. She informed the Committee that five schools in the area had signed the petition, all five on the grounds of fear of health. She further suggested that there was evidence that children absorbed radiation at a higher rate than adults.

Mr Stephenson, on behalf of the applicants addressed the Committee. He stated that the church was approached because it was sympathetic towards the proposal. He further mentioned that he believed the proposal would fit in well with the area, as it would also be colour co-ordinated. He was of the view that the proposal was well thought through, thus requested that the Committee grant this application. He also added that it was a 2<sup>nd</sup> generation site, which was needed as the area was highly congested.

The Committee raised concerns regarding 'sharing masts'. The applicant was asked to provide evidence of research carried out to explore the possibility of mast sharing as it was considered to be beneficial.

In response, the applicant stated that this had been carried out and it had been shown to the planning department. The Committee did not consider this to be sufficient, and considered further work should be done.

The Committee decided not to adopt the officer's recommendation subject to further consultation.

RESOLVED -

- (ii) That the application be deferred.

*Action by: EDP&C*

**OTHER PART A OR B MATTERS**

There were no other oral or written matters raised under the public or private part of the agenda.

The meeting ended at 8. 40 p.m.

Chairman

(Tw) (obj)

on  
20/2

04/00081.

**4 Norland Square Mansions  
Norland Square  
London W11 4PY**

M J French  
Executive Director  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Mr French

**Proposed development at: Norland Square Mansion, 53 Norland Square,  
London W11 4PY**

I write with regards to the proposed erection of the roof extension on my building about which I am extremely concerned, on a number of grounds:

1. Aesthetics – I do not feel that it would add to the look of the building, indeed I feel it would detract from it.
2. Disruption
  - a. The disruption such a project would bring to me, on the ground floor I would imagine to be insufferable. The scaffolding will take away all the natural light I gain.
  - b. The collection of debris and building materials outside my window
  - c. The noise of debris being dropped from above
  - d. The dirt which will be continually on my windows, and no doubt finding its way into my flat
  - e. Parking – Norland Square already barely copes with the parking needed as there is already an over abundance of parking and display spaces, limiting space for residents. The effect of disbanding the necessary parking spaces will cause enormous frustration
3. Rental / financial – I may well have to rent my flat out in the near future and the effect of this work would reduce the rent I should expect dramatically, to the extent it probably wouldn't cover my mortgage.

It is on these grounds that I would like to object to the proposed works and sincerely hope that approval is not granted, as the distress and discomfort myself and my fellow residents would suffer far outweighs the need to build another flat on this building.

Yours sincerely

Alex Thompson

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				AK
19 FEB 2004			PLANNING	
N		PP	IO	REC
		DES	FEES	

(74)

① Renewal. ② Pass to JW for Res? ~~✓~~

ROLFE JUDD

PLANNING  
ARCHITECTURE  
INTERIORS

Old Church Court  
Claylands Road  
The Oval

London SW8 1NZ

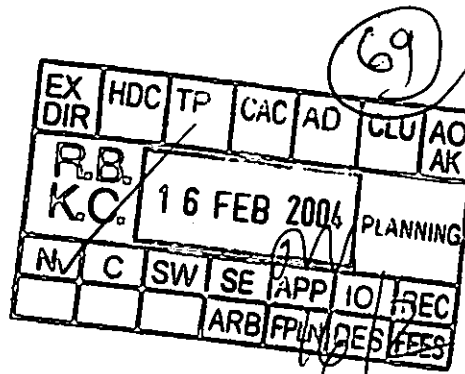
Telephone: 020 7556 1500

Fax: 020 7556 1501

www.rolfe-judd.co.uk

RLA/NS/P2181  
13<sup>th</sup> February 2004

John Wade  
Planning & Conservation  
The Town Hall  
Horton Street  
London  
W8 7NX



E-Mail: racheta@rolfe-judd.co.uk

Direct Dial Telephone: 020 7556 1617

Dear Mr Wade,

**Norland Square Mansions, 53 Norland Square, London, W11**  
**Application for erection of a rooftop flat & refurbishment of mansion block (Ref: 04/00081)**

We write in response to the letter we received from your colleague Derek Taylor, dated 5<sup>th</sup> February 2004, regarding the letter you received from Miss Mobley of 1 Norland Square Mansions.

Prior to the submission of the application, the applicant, Mr Charles Okin wrote to all of the residents of the mansion block to inform them of his intention to submit a planning application for a rooftop flat and refurbishment of the mansion block, and address any queries they may have. Miss Mobley contacted Mr Okin and highlighted her concern that the bush may be removed as part of the works. Mr Okin personally went to see Miss Mobley to discuss her concerns and reassure her that the bush would not be damaged or removed as part of the proposed works. We then wrote to Miss Mobley to confirm that the proposed works would not affect the bush outside her property. We enclose a copy of this letter for your reference.

We would again like to confirm that the proposed rooftop flats and refurbishment to the mansion block would not affect the bush outside Miss Mobley's flat at 1 Norland Mansions.

Yours sincerely

Rachel Allwood  
Rolfe Judd Planning

Cc Charles Okin - Edward Charles Partners

PLANNING  
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Direct Dial Telephone: 020 7556 1541

RLA/NS/P2181  
9<sup>th</sup> January 2004

Miss I F Mobley  
Flat 1 Norland Square Mansions  
53 Norland Square  
London  
W11 4PY

Dear Miss Mobley

**Norland Square Mansions, Rooftop Flat**

Further to the letter you recently received from Charles Okin, the freeholder of the block, regarding a proposal to create a rooftop flat for his own use, we are pleased to confirm that we have now submitted a planning application to the Royal Borough of Kensington & Chelsea, and we enclose with this letter the appropriate formal Notice to this effect.

We can confirm that the proposed works will not affect the bush outside your property, and we hope this addresses any concerns you may have.

If you would like to discuss any aspect of the proposals, please do feel free to call me. My telephone number is 020 7556 1541.

Yours sincerely

Nick Sharpe  
Rolfe Judd Planning

Encs

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
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N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

**French, Michael: PC-Plan**

---

**From:** Richard Walker-Arnott [whatnots@lineone.net]

**Sent:** 15 February 2004 20:18

**To:** Michael French

**Subject:** Norland Square Mansions PP/04/00081

Dear Mr French.

Thank you for sending me the details of this application.

On balance I support it. I think that the improvements to the building proposed by the applicant outweigh the consideration that Conservation Area policy is in principle against roof extensions. I have visited the Square to check the point, and think that the applicant's claim that the new structure would barely be visible from ground level is a fair one. I understand that the Norland Conservation Society, while broadly and after local consultation in favour of the scheme, has stipulated that there should be a condition preventing the applicant from putting sunshades or anything else on the terrace which would spoil the skyline, and I agree with that.

I would be grateful if you would report my comments to the committee.

I will return the drawings in due course.

Regards

RWA

16/02/2004

## REASON FOR DELAY

CASE NO      /      /     

case is identified as a "Target" application, with the target of being passed on to the Head of Development Control within 6 weeks of the completion date.

case of this application, there has been a delay, beyond 8 weeks,

.....  
e been unable to ensure that this case has been determined within the 8 week  
d for the following reason(s) [*highlight - there may be more than one reason!*]

Delay in arranging initial Site Visit [a date for this should be fixed up in the  
first week after you receive the case!]

Delays due to internal Consultation  
[*highlight as many as necessary*]

- (i) Design - Discussions/initial Obs.
- (ii) Design - Formal Obs.
- (iii) Transportation
- (iv) Policy
- (v) Environmental Health
- (vi) Trees
- (vii) Other

Further neighbour notification/external consultation necessary (*spread or time*  
*period - please specify*)

Revisions not requested in time

*Remember - Request all revisions by end of fourth week to stand reasonable*  
*chance of renotifying and determining case within 8 weeks !*

Revisions requested in time, but not received in time

Revisions received but inadequate - further revisions requested

Revisions received but reconsultation necessary

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

Because of the Committee cycle

Applicant's instruction

OTHER REASON [*Please state*].....

.....

..... (Case Officer)

**French, Michael: PC-Plan**

**From:** Richard Walker-Arnott [whatnots@lineone.net]  
**Sent:** 11 February 2004 10:25  
**To:** Tim Ahern  
**Cc:** Michael French; Ernest Tomlin; David Lindsay  
**Subject:** Norland Square Mansions

Dear Tim

I would be grateful if application PP/04/00081 in respect of Norland Square Mansions could be considered by committee and not dealt with by officers under delegated powers.

I have asked Mr French for details of the application and have not yet received them. However I made a site visit some months ago and was shown plans as they stood at that time. What was then proposed seemed to me uncontroversial, though I realised that the benefits of the architectural improvements which were outlined at that time would have to be balanced against the presumption against roof extensions in the Norland Conservation Area policy.

This is a significant building and I think the proposal should be considered by members.

I look forward to receiving from Mr French the plans as submitted, and then his report.

As ever

Richard

11/02/2004



**French, Michael: PC-Plan**

---

From: Tim Ahern [tim.ahern@btinternet.com]  
Sent: 12 February 2004 10:44  
To: whatnots@lineone.net  
Cc: French (E-mail)  
Subject: RE: Norland Square Mansions

JW  
DT

Richard

Thank you for your email.

I'm happy that this goes to committee and am copying Mr French with the email to ask him to ensure that it does.

Mr French. Please could you make sure that this application is not dealt with under delegated powers and send the report to Cllr Walker Arnott when it is ready.

Thank you

Tim Ahern

-----Original Message-----

From: whatnots@lineone.net [mailto:whatnots@lineone.net]  
Sent: 11 February 2004 10:25  
To: Cllr.Ahern@rbkc.gov.uk  
Cc: Michael.French@rbkc.gov.uk; eptomlin@btinternet.com;  
Cllr.Lindsay@rbkc.gov.uk  
Subject: Norland Square Mansions

Dear Tim

I would be grateful if application PP/04/00081 in respect of Norland Square Mansions could be considered by committee and not dealt with by officers under delegated powers.

I have asked Mr French for details of the application and have not yet received them. However I made a site visit some months ago and was shown plans as they stood at that time. What was then proposed seemed to me uncontroversial, though I realised that the benefits of the architectural improvements which were outlined at that time would have to be balanced against the presumption against roof extensions in the Norland Conservation Area policy.

This is a significant building and I think the proposal should be considered by members.

I look forward to receiving from Mr French the plans as submitted, and then his report.

As ever

Richard

[&  
\*\*\*\*\*  
The Royal Borough of Kensington and Chelsea

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**Wade, Jonathan: PC-Plan**

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**From:** Taylor, Derek: PC-Plan  
**Sent:** 11 February 2004 12:38  
**To:** Wade, Jonathan: PC-Plan; Rowland, Jason: PC-Plan  
**Subject:** FW: Norland Square Mansions

Jason - Could you send some stuff to Cllr. Walker-Arnott asap?

Jon - to Committee when its ready!

Thanks, Derek

-----Original Message-----

**From:** French, Michael: PC-Plan  
**Sent:** 11 February 2004 10:54  
**To:** Taylor, Derek: PC-Plan; Wyatt-Jones, Lesley: PC-Plan  
**Subject:** FW: Norland Square Mansions

-----Original Message-----

**From:** Richard Walker-Arnott [mailto:whatnots@lineone.net]  
**Sent:** 11 February 2004 10:25  
**To:** Tim Ahern  
**Cc:** Michael French; Ernest Tomlin; David Lindsay  
**Subject:** Norland Square Mansions

Dear Tim

I would be grateful if application PP/04/00081 in respect of Norland Square Mansions could be considered by committee and not dealt with by officers under delegated powers.

I have asked Mr French for details of the application and have not yet received them. However I made a site visit some months ago and was shown plans as they stood at that time. What was then proposed seemed to me uncontroversial, though I realised that the benefits of the architectural improvements which were outlined at that time would have to be balanced against the presumption against roof extensions in the Norland Conservation Area policy.

This is a significant building and I think the proposal should be considered by members.

I look forward to receiving from Mr French the plans as submitted, and then his report.

As ever

Richard

**Wade, Jonathan: PC-Plan**

---

**From:** Taylor, Derek: PC-Plan  
**Sent:** 11 February 2004 12:45  
**To:** Wade, Jonathan: PC-Plan  
**Subject:** FW: Planning Applications List 23rd January 2004

-----Original Message-----

**From:** French, Michael: PC-Plan  
**Sent:** 03 February 2004 12:03  
**To:** Taylor, Derek: PC-Plan  
**Subject:** FW: Planning Applications List 23rd January 2004

Derek: Please could you send please.

M. J. French,  
Executive Director, Planning and Conservation.  
020 7361 2944

-----Original Message-----

**From:** Richard Walker-Arnott [mailto:whatnots@lineone.net]  
**Sent:** 27 January 2004 21:50  
**To:** Michael French  
**Subject:** Planning Applications List 23rd January 2004

Dear Mr French

Please in due course let me have details of:-

PP/04/00081 - Norland Square Mansions

Perhaps I should record that last autumn I visited the building at the invitation of the owner's representative, for an explanation of the scheme by the architect.

PP/04/00123 - 119 Portland Road

Regards

RWA

---

## PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Miss. I.F. Mobley,  
1 Norland Square Mansions,  
53 Norland Square,  
London, W11 4PY

Switchboard: 020 7937 5464  
Extension: 2275  
Facsimile: 020 7361 3463  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

05 February 2004

---

My reference: DPS/DCN/PP/04/ Your reference:  
0081

Please ask for: Mr. J. Wade

Dear Miss. Mobley,

**Re: Town and Country Planning Act 1990**  
**Proposed development at Norland Square Mansions, 53 Norland Square, London, W11.**  
**Removal of bush**

Thank you for your letter dated 27<sup>th</sup> January 2004. With regard to the possible removal of a bush on the frontage of the property it would appear that this is unrelated to the application as this relates to a roof extension. I am afraid that there are no powers under the Town and Country Planning Act to retain the bush but I can confirm that I have written to the agent requesting whether the bush can be retained. If you have any further queries please contact my officer, Mr. Wade (0207-361 2775)

Yours sincerely,

Derek Taylor  
Area Planning Officer  
For the Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

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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

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

Mr. N. Sharpe,  
Rolfe Judd Planning,  
Old Church Court,  
Claylands Road,  
The Oval,  
London, SW8 1NZ

Switchboard: 020 7937 5464  
Extension: 2275  
Facsimile: 020 7361 3463  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

05 February 2004

My reference: DPS/DCN/PP/04/ Your reference:  
0081

Please ask for: Mr. J. Wade

Dear Mr. Sharpe,

**Re: Town and Country Planning Act 1990**  
**Norland Square Mansions, 53 Norland Square**

I can confirm that a letter has been received from Miss. I.F. Mobley of 1 Norland Square Mansions expressing concern about the possible loss of the bush outside her flat. It would appear that this is unrelated to the planning application which is currently being considered by this authority but would request that it is retained. I know that you have written to Miss. Mobley on the subject but this is a further letter for reassurance.

If you have any further queries, please contact my officer, Mr. Wade (0207-361 2275)

Yours sincerely,

Derek Taylor  
Area Planning Officer  
for the Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

① Ah ② SW

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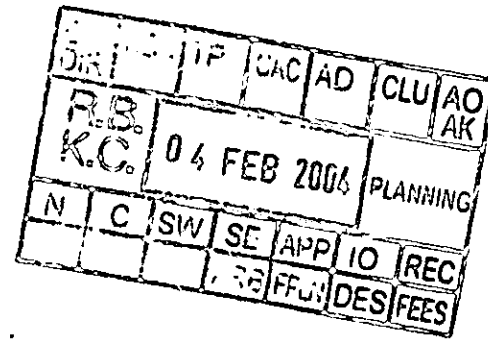
9/2

Ms. Geeta Guru-Murthy  
12 St James Street  
London W6 9RW

Tel: 0208 741 4067  
Mobile: 07760 225607

3 February 2004

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



Ref: DPS/DCN/PP/04/00081/JW  
Applicant: Charles Okin c/o Rolfe Judd Planning

Dear Mr French,

**Re: Proposed development, Norland Square Mansions, 53 Norland Square,  
London W11 4PY**

As the owner of flat 25 in the above block, I would like to object to the proposed top-floor development in the strongest possible terms, for the following reasons:

1. This is a conservation area and the new development is likely to detract from the area's appearance as the height and scale of the building will drastically alter the eyeline of the square.
2. My flat is on the top floor and a new development could result in the loss of sunlight or daylight. We do not, as yet, know the likely extent of this. An overhanging roof, for example, could be quite detrimental to the light we gain.
3. Flat no25 was purchased on the basis that it was on the top floor and would, therefore, not be subject to the noise of people moving above. It is now proposed to alter this basis and, had the prospect of sound disturbance been live at the time of purchase, I would not have bought the flat.
4. The flat is tenanted and there is a strong risk that I will lose the revenue from the tenancy, which I cannot afford to do. The noise and the building work, promised to finish in "months" could easily last a year or more. This would be a severe deterrent to a tenant and I am unable to pay the mortgage on the flat unless it is occupied.

5. This will be exacerbated by the fact that the builders and cranes will cause a great deal of disruption, notably to access, to the lift and to parking. These were all aspects of the original tenancy.
6. The original lift is a selling point for the flat and the developer proposes to take it out.

I look forward to your prompt response and I thank you for your consideration in this matter.

Yours sincerely,

Geeta Guru-Murthy

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		04 FEB 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES



22.1.04

*Handwritten signature*





22.1.04 *~*



22.1.04  
*~*

DT  
**French, Michael: PC-Plan**

---

**From:** Tim Ahern [tim.ahern@btinternet.com]  
**Sent:** 10 February 2004 17:22  
**To:** amanda\_frame@bauencorp.com  
**Cc:** French (E-mail)  
**Subject:** RE: Norland Mansions

Dear Ms Frame

Thank you for your email.

I have received a number of requests that this matter goes to committee and by this email I have also asked Mr French to see that it does.

Tim Ahern

-----Original Message-----

**From:** amanda\_frame@bauencorp.com [mailto:amanda\_frame@bauencorp.com]  
**Sent:** 10 February 2004 15:47  
**To:** cllr.ahern@rbkc.gov.uk  
**Subject:** Norland Mansions

Dear Cllr Ahern,

Ref: Norland Mansions, Norland Square, W11

We, Norland Conservation Society, are concerned to discover that this significant development will be considered as a delegated decision. It seems to us that a development of such size and significance should come before the full Planning Services Committee. We would be grateful therefore if you would give this serious and early consideration because we understand this application is coming up for decision in the very near future.

Yours sincerely,

Amanda Frame

Secretary, Norland Conservation Society

[&  
\*\*\*\*\*  
The Royal Borough of Kensington and Chelsea

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\*\*\*\*\*

Mrs. M. Puig  
11 Horbury Crescent, London W11 3NF

① Ash ② JW

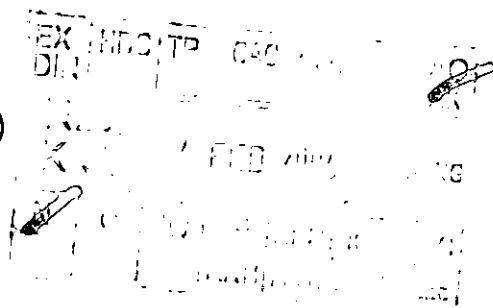
on  
is already  
registered as an objection.

To Planning and Conservation.  
The Town Hall of R.B K C.

PROPOSED ; Development Norland Sq Mansions.  
Your ref: DPS/DCN/PP/04/0008/JW

24th January 2004.

60



Dear Sirs,

I own flat 6 and top floor flat 24, at NORLAND SQUARE MANSIONS.

I received with dismay your planning notification reference the proposed development and erection of a dwelling on the roof of the above block.

Norland Square Mansions was erected in 1936 and designed in its existing form of basement and four floors by the noted architect Arthur Ash. Today it fortunately remains intact and in its original form, being a prime example of the architectural style of that period.

I need not remind you that more buildings of architectural merit have been disfigured by such planning applications than by World War 2 bombs.

Furthermore its existing height is in keeping with the grade Two status of Norland Square.

As an existing leaseholder of two flats, I strongly object to the proposed development.

Yours faithfully,

Mrs M. Puig.

PLANNING  
ARCHITECTURE  
INTERIORS

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Claylands Road  
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London SW8 1NZ

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E-Mail: nicks@rolfe-judd.co.uk

Direct Dial Telephone: 020 7556 1541

RLA/NS/P2181  
9<sup>th</sup> January 2004

Miss I F Mobley  
Flat 1 Norland Square Mansions  
53 Norland Square  
London  
W11 4PY

Dear Miss Mobley,

**Norland Square Mansions, Rooftop Flat**

Further to the letter you recently received from Charles Okin, the freeholder of the block, regarding a proposal to create a rooftop flat for his own use, we are pleased to confirm that we have now submitted a planning application to the Royal Borough of Kensington & Chelsea, and we enclose with this letter the appropriate formal Notice to this effect.

We can confirm that the proposed works will not affect the bush outside your property, and we hope this addresses any concerns you may have.

If you would like to discuss any aspect of the proposals, please do feel free to call me. My telephone number is 020 7556 1541.

Yours sincerely



Nick Sharpe  
Rolfe Judd Planning

Encs

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		27 JAN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
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**Town & Country Planning (General Development Procedure) Order 1995**

**NOTICE UNDER ARTICLE 6  
OF APPLICATION FOR  
PLANNING PERMISSION**

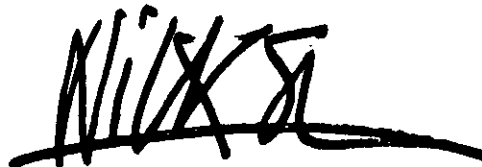
Proposed development at: **Norland Square Mansions, London, W1**

We give notice that, **Mr Charles Okin** is applying to The Royal Borough of Kensington and Chelsea for planning permission for the **creation of a self-contained flat at roof level & refurbishment works to the mansion block.**

Any owner\* of the land who wishes to make representations about this application should write to the Department of Planning & Conservation, The Town Hall, Horton Street, London, W8 7NX within 21 days of the date of this notice.

\*\*"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

Signed:

A handwritten signature in black ink, appearing to read 'NICK JUDD', with a long horizontal stroke extending to the right.

**Rolfe Judd Planning**

On Behalf of:

**Mr Charles Okin**

Date:

**9<sup>th</sup> January 2004**

*Statement of owners' rights*

The grant of planning permission does not affect owner's rights to retain or dispose of their property unless there is some provision to the contrary in an agreement or in a lease.

# PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

The Owner/Occupier  
Flat 1 Norland Square Mansions  
53 Norland Square  
London  
W11

020-7937-5464  
Switchboard: 2079/ 2080  
Extension: 020-7361- 2079/ 2080  
Direct Line:



KENSINGTON  
AND CHELSEA

Facsimile: 020-7361-3463

Date: 13 January 2004

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/04/00081/JW

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Norland Square Mansions, 53 Norland Square, London, W11 4PY**

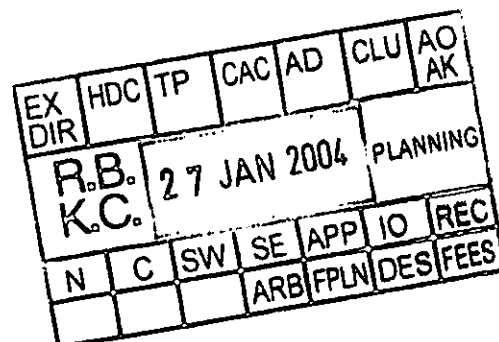
Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Please telephone should you require further information.

**Proposal for which permission is sought Erection of roof extension to create self-contained flat with roof terrace and alterations to elevations to building.**

**Applicant Charles Okin, c/o Rolfe Judd Planning, Old Church Court, Claylands Road, The Oval, London SW8 1NZ**

Yours faithfully

**M. J. FRENCH**  
Executive Director, Planning and Conservation







EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK

R.B. 27 JAN 2004 PLANNING  
K.C.

N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE



15 Norland Square Mansions Norland Square London W11 4PY

9<sup>th</sup> February 2004

Yr Ref: DPS/DCN/PP/04/00081/JW

Town and Country Planning Act 1990 - Proposed Development at Norland Square Mansions

Dear Sir,

We are the lessees of the above flat and are writing in reply to your letter of 13<sup>th</sup> January. We have seen copies of Mr Okin's architects' Report describing the proposal and of Mr Okin's Planning Application and have a number of comments to make.

1. A lot is made in the architect's Report of Art Deco. The block can hardly be said to be a prize example of Art Deco (an expression used to cover almost anything, it seems, in the 1920s and '30s), but it looks as though the lift, which is a feature, would be lost.
2. The proposals, not unnaturally, aim at showing the project in the best light, but we are somewhat worried that the raised roofline would spoil the otherwise strong horizontal roofline round the whole Square.
3. Mr Okin has told the lessees that he has consulted the Norland Conservation Society and the "residents association of the square". Neither of us has been in touch with the Conservation Society and, of course, there is no such body as a "residents association of the square". I (KGA) have been in touch with the Garden Committee whose Secretary tells me that "informed" was more appropriate to Mr Okin's approach than "consulted". I was for some years Secretary of a nearby Garden Committee and know well that their statutory powers are limited to running the garden in the square where they live. They have no status in relation to a planning application like this.
4. Mr Okin told me on the telephone that the whole operation would take 6-9 months and that there would be no lift operating for 5-6 weeks. At a meeting on 15<sup>th</sup> January owners of the leases of about 12 flats in the block all felt that neither common sense nor experience supported such short periods. A realistic assessment might result in figures twice as long or more.
5. Such major works as are proposed would, if carried out, result in the suspension of parking bays. The road immediately outside the block takes up to six cars. Finding a parking slot is often far from easy and the suspension of bays would exacerbate the problems on the West side of the Square, in Queensdale Road and beyond. Cars delivering children to or collecting them from Norland Place School naturally occupy for short periods any vacant slots outside the block or as near as possible to Holland Park Avenue. Many cars and other vehicles come out of the Avenue and use the West side of the Square as a rat run. Some of them accelerate furiously as soon as they round the corner into the Square. The suspension of bays would exacerbate these problems.

① Acl  
② JW  
yh  
11/2.

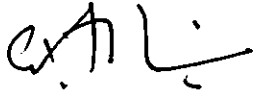
DCN/ADACR

32

6. Over the years during which we have had our lease of the flat there have always been one or two elderly or infirm people living in the block. The inability of such people to use the lift over a substantial period would make it difficult or impossible for them to live in their flats. Mr Okin's architects' Report says that the contractors "would provide a person in attendance at the building to assist carrying groceries etc. up and down the staircase while the lift is out of service." At all times during the day and into the evening or just while work was in progress? Residents would often be unable to park near the block: would the person in attendance carry to and from a car parked some distance away; how would he know that his services were needed; etc., etc.
7. There would inevitably be occasional interruption of utility services and, at all times, a considerable amount of dirt (the Critall windows are about 60 years old and fit far from perfectly), noise and vibration. Insurers would limit or withdraw cover while the work was in progress. Many of the lessees sub-let their flats. Some of their tenants would leave and it would be surprising if a lessee were able to find a tenant for an empty flat.
8. If these factors are applied to one residence they could be regarded as constituting a temporary nuisance resulting, in most cases, from the owner of the residence applying for permission to do work to his own residence. With Norland Square Mansions the application is not made by any of the 28 (ignoring the porter's flat) residents, and it is the occupants of 28 residences who would suffer over a long period which, in aggregate, amounts to loss of amenity which bears no relation to a temporary nuisance. Also, the size and length of the operation would result in appreciable hardship to residents in the neighbourhood.
9. Mr Okin has offered to meet the costs of the new lift and repairs to the roof. Maintenance of the lift and the roof are the responsibility of the tenants. But, of course, the building of a rooftop flat makes a new lift and the replacement of the existing roof necessities for the person building the flat. He has not offered any compensation for loss of amenities and the more positive damage (e.g. inability to sub-let) that will be suffered by residents, whether lessees or tenants.
10. If planning permission is granted we hope that it will be subject to binding and enforceable guarantees that the whole operation and, as a separate matter, the loss of a lift will be finished within short and acceptable periods; that there will be reasonable compensation for the losses suffered by the lessees; lastly that there will be adequate funds, if the work is not completed, to get it completed. The request for these guarantees and compensation is not intended to imply any doubts whatsoever about Mr Okin's financial position: it is unknown to us and, no doubt, to the other lessees – that is a fact, not a criticism. It is also a fact that larger ventures than this have foundered; for example the large block behind Sainsbury's on the Cromwell Road. Maybe financial matters like this are not directly relevant to planning considerations. But the result of any failure to complete a project like this would affect the whole neighbourhood and the traffic in Holland Park Avenue because, at the minimum, of parking and traffic disruption. It seems to us that the Council should do all it can to avoid any such risk.

Lastly we hope that the presentation of the application to the Planning Services Committee will be delayed for a reasonable time. A number of the lessees live abroad and may need time to reply to your letter.

Yours faithfully,



.....  
K. G. Allison



.....  
Mrs. E. C. Allison

M. J. French  
Executive Director, Planning and Conservation  
RBK&C

① Ach ② SW

Jk  
w/l.

EX DIR	HDC	TP	CAC	AD	CLU	AC
R.B. K.C.	20 JAN 2004				2	AK
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Francois Turmel  
The Owner  
Flat 17 Norland Square Mansions  
Norland Square  
London W11 4PY

Your Ref; DPS/DCN/PP/04/00081/JW

17-01-04

Dear Sir,

I wish to inform you that I am totally opposed to the proposed development at Norland Square Mansions for the following reasons

- Norland Square is a conservation area and such a project will destroy the architectural balance of this side of the Square
- The Mansions is an art-deco building and the project does not fit with its style. It will look bizarre viewed from Holland Park Avenue.
- Every owner/occupier is entitled to peace and quiet. The building of such a roof top flat will take months.
- Parking facilities will certainly be restricted with the presence of heavy trucks and probably cranes will be a great obstacle.
- Loss of privacy for months
- No guarantee that the building of the flat will be completed in case of lack of funds or bankruptcy

.../...

- Problem with the identity of the free holder

With my thanks I hope that those arguments will be taken into consideration.

Yours faithfully,

F. Turmel

F Turmel

# NOTICE OF A PLANNING APPLICATION

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



Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON  
AND CHELSEA**  
an application:

(a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

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

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

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

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

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

## SCHEDULE

Reference: PP/04/00081/JW

Date: 23/01/2004

**Norland Square Mansions, 53 Norland Square, London, W11 4PY**

Erection of roof extension to create self-contained flat with roof terrace and alterations to elevations to building.

**APPLICANT** Charles Okin,

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/04/00081/JW**

**CODE A1**

**Room No:**

**NEWSPAPER DATE: 23/01/2004**

**Date: 13 January 2004**

**DEVELOPMENT AT:**

**Norland Square Mansions, 53 Norland Square, London, W11 4PY**

**DEVELOPMENT:**

**Erection of roof extension to create self-contained flat with roof terrace and alterations to elevations to building.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

**M.J. French**

Executive Director, Planning & Conservation

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		12 JAN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

(59)

RLA/NS/P2181  
8<sup>th</sup> January 2004

The Royal Borough of Kensington & Chelsea  
Department 705  
Room 325  
The Town Hall  
Horton Street  
London  
W8 7X

PLANNING  
ARCHITECTURE  
INTERIORS

Old Church Court  
Claylands Road  
The Oval  
London SW8 1NZ  
Telephone: 020 7556 1500  
Fax: 020 7556 1501  
www.rolfe-judd.co.uk

E-Mail: rachela@rolfe-judd.co.uk  
Direct Dial Telephone: 020 7556 1617

**For the Attention of: Brian Roche**

Dear Mr Roche

**Norland Square Mansions, London, W1**

Further to your recent letter dated 6<sup>th</sup> January 2004 and subsequent telephone conversations with my colleague Nick Sharpe and myself, please find enclosed a copy of Certificate B as requested.

As such, notice of the application has now been served on all the relevant leaseholders of the mansion block. The applicant considers that there is no legal requirement to do this and that Certificate A, as submitted is the correct certificate to serve in this circumstance. However, in order to ensure the progress of the application was not delayed further it was considered expedient to serve notice and issue Certificate B.

In light of this, we trust this that the application can now proceed to be validated, however should you have any queries or require any further information please do not hesitate to contact us.

Yours sincerely



Rachel Allwood  
Rolfe Judd Planning

Encs

Cc

Charles Okin

-

Edward Charles & Partners



PP000081

PP000081

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



M. J. FRENCH, ARICS, Dip. T. P.  
Executive Director of Planning and Conservation

Department 705,  
Room 325,  
The Town Hall,  
Hornton Street,  
London,  
W8 7NX

ROLFE JUDD PLANNING  
OLD CHURCH COURT  
CLAYLANDS ROAD  
THE OVAL  
LONDON SW8 1NZ

Telephone: 020 7361 2010

Facsimile: 020 7361 3463

6<sup>th</sup> JANUARY 2004

My reference: TP/PEND/BR

Your reference:

Please ask for:

Dear Sir (Madam),

FAD RACHEL ALLWOOD  
OR NICK SHAPPE

BRIAN ROCHE

(FEES & REGISTRATION OFFICER)

Town and Country Planning Act, 1990 - Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, 2002

NORLAND SQUARE  
MANSIONS.

I refer to your Town Planning Application dated

17/12/03

(RECEIVED 24/12/03)

for

I would advise you that before I can accept your application as a complete application - it will be necessary for you to provide the following information:-

- ☐ Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
- ☒ Complete and return 4 copies of the enclosed TP.1.Part. 2 i.e. CERTIFICATE B ??
- ☒ Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.
- ☒ PLEASE CONFIRM THAT THERE ARE NO LEASEHOLD OWNERS ; IF THERE ARE LEASEHOLD OWNERS PLEASE SERVE NOTICE NO 1 ON ALL OWNERS AND COMPLETE AND RETURN CERTIFICATE B

<input type="checkbox"/>	£	Total Fee Required	£	_____
		Received	£	_____
		Outstanding	£	_____

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully,

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/PEND/BR

Address:

NORLAND SQUARE MANSIONS.

To be completed by applicant: Please find enclosed the following:

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

D4/313

PP040081

PLANNING  
ARCHITECTURE  
INTERIORS

Old Church Court

Claylands Road

The Oval

London SW8 1NZ

Telephone: 020 7556 1500

Fax: 020 7556 1501

www.rolfe-judd.co.uk

RLA/NS/P2181  
17<sup>th</sup> December 2003

Royal Borough of Kensington & Chelsea  
Planning & Conservation  
The Town Hall  
Horton Street  
London  
W8 7NX

E-Mail: rachela@rolfe-judd.co.uk

Direct Dial Telephone: 020 7556 1617

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		24 DEC 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEB

Dear Sir or Madam:

#### Norland Square Mansions, London, W11

On behalf of our client, Charles Okin (the owner of the freehold of Norland Square Mansions), please find enclosed an application for a self-contained residential unit at the roof level of Norland Square Mansions, London, W11. Please find enclosed six copies of the relevant application forms, certificates and drawings. Please also find enclosed a cheque for £220, this being the requisite planning fee.

#### The Site

The site is located at the south west corner of Norland Square, with the junction of Holland Park Avenue, overlooking the mid-Victorian Square and lies within the Norland Conservation Area. The site comprises an interwar, art deco mansion block of residential properties, with a shop unit at ground floor along the Holland Park Road frontage. Adjacent to the site lies terrace housing along both the west side of Norland Square and Holland Park Road, which are Grade II listed, with a mews development existing to the rear.

The site originally comprised of a boy's school as part of the development of the Norland Estate in the mid-1800's. This was occupied by the Notting Hill and Bayswater High School for Girls in 1873 until 1930. The site was then redeveloped to for the mansion block, which currently exists.

#### The Proposal

There are currently tank rooms, and other ancillary accommodation at roof level, and these are largely redundant. The proposals would remove these elements and replace them with a further element of usable residential accommodation to form a self-contained 2-bed residential flat, served by the existing stair and lift core. Further external improvements to the mansion block including new planters, and improvements to the main entrance are also included. The proposed new accommodation would be set back from the edge of the building, with the exception of the rear (west) elevation and would include a terrace in the south east corner.

PP040081

RBKC  
17<sup>th</sup> December 2003

We enclose an accompanying design statement, which describes the proposal in more detail and discusses in some detail the evolution of the proposed design in relation to the surrounding context and setting.

### Land Use

The proposed self-contained residential unit in land use terms is consistent with the policies of the adopted UDP (2002). **STRAT 19** of the UDP seeks an increase in the amount, size and type of dwellings whilst maintaining the overall quality of the residential environment. **Policy H2** seeks the development of land and building for residential use, unless a satisfactory residential environment cannot be achieved or the land is required for community or commercial purposes.

Given the consistency with the policies of the UDP and the existing residential use within the building, we consider that an additional residential unit should be acceptable in land use terms.

### Conservation & Design

**Policy CD27** seeks to ensure that all development is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.

Again, as can be seen from the design statement, these points have been carefully considered and we believe that the proposals are wholly appropriate to the scale, height, bulk, and character of the building and to its context. We also note that the palette of proposed materials is wholly in keeping with the existing building.

**Policy CD44** relates to additional storeys and roof level alterations and sets out the circumstances in which these will be resisted. It sets out a number of criteria where roof extensions would normally be resisted, and we consider each of these in turn.

*a) Complete terraces or groups of buildings where the existing roofline is unimpaired by extensions...*

The proposal does not relate to a complete terrace or a group of buildings.

*b) Buildings or terraces that already have an additional storey or mansard*

The building does not already have an additional storey

*c) Buildings that include a roof structure or form of historic interest*

The building does not have such an existing roof-form

*d) Buildings, which are higher than surrounding neighbours*

Whilst Norland Mansions is a higher building than the others on the square, the proposals do not increase the overall height of the building: the new element of work would generally be no higher existing roof spaces and tank-rooms.

PP040081

RBKC  
17<sup>th</sup> December 2003

*e) Buildings or terraces where the roof line or party walls are exposed to long views from public spaces, and where they would have an intrusive impact on that view, or would impede the view of an important building or public space beyond*

Whilst it will be possible to catch glimpses of the proposed new roof elements in longer views from across Norland Square, and elsewhere around and about, as can be seen from the photomontages, these do not have an intrusive impact, and nor would this impede any views to other important buildings or spaces

*g) Mansion blocks or flats where an additional storey would add significantly to the bulk or unbalance the architectural composition*

The proposed new rooftop space is designed as a subsidiary element, set back from the roof edge, and thus does not add significantly to the bulk. The design statement explains its carefully thought-through relationship to the original architectural composition. The proposals are specifically designed to compliment the original architecture, and provide a well proportioned resolution to the building, thus resulting in a balanced architectural composition.

**Policy CD45** continues that additional roof storeys will be permitted where the infilling of a roof extension would help re-unite a group of properties compromised by a variety of roof extensions and where the alterations are architecturally sympathetic and would not harm the character of the building.

As set out above, in this case, we consider the alterations to be architecturally sympathetic.

On this basis, we conclude that the architectural alterations are sympathetic the character of the building, and the proposal is fully consistent with Policies CD44 and CD45.

#### **Policy CD46 Roof Terraces**

This notes the intention to resist roof terraces if significant overlooking of or disturbance to neighbouring properties or gardens would result, or any accompanying alterations are not satisfactory or would be visually intrusive, or would harm the street scene.

In this case, the extent of the proposed roof terrace has been restricted to prevent overlooking or disturbance, and as set out above, we believe the associated alterations to be a positive addition. Once again, we conclude that the proposed roof terrace is in line with council policy.

**Conservation Area Considerations – particularly policies CD57, CD61, and CD62.** Again, we believe that the proposals will preserve and enhance the character and appearance of the Norland Square conservation Area, in line with the Council's adopted UDP policies.

#### **Development Standards**

- **Daylight/Sunlight** – given the existing bulk and mass of the building, the proposed residential unit at roof level is unlikely to create any significant impacts on the daylight and sunlight of adjacent properties. The properties in closest proximity and therefore most likely to be affected is the mews house to the rear of the building and 52 Norland Square. The submitted plans demonstrate that the existing building the

PP040081

RBKC  
17<sup>th</sup> December 2003

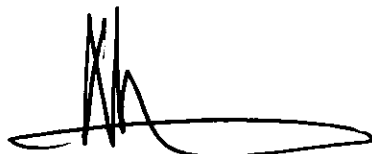
proposed residential unit at roof level is unlikely to create any additional impact on the sunlight and daylight of these adjacent properties, because of their relative dispositions.

- **Amenity Space** – the proposal includes a roof terrace as amenity space for the residential unit. It is proposed this would be located within the south east corner of the property to ensure the privacy of neighbouring properties is maintained. The roof terrace would therefore overlook the square and Holland Park Avenue, and be a considerable distance away from any properties to ensure that privacy would not be impinged upon (and to maintain privacy for users).
- **Size of Unit**- the proposed self-contained residential unit, is in excess of the Council's minimum requirement for unit size as set out within the UDP; this being 80.5m<sup>2</sup> for a flat with 5 habitable rooms.
- **Car Parking Provision**- the UDP sets out the maximum car parking provision for a purpose built flat with up to five habitable room is one space per dwelling unit. There is an existing garage to the rear of the property, which the applicant owns and proposes to use for his parking requirements.

We therefore consider that the proposed new residential unit is fully consistent with the relevant policies of the UDP and is in keeping with the existing character of the building, enhancing the overall appearance of this significant corner building. The proposal would not cause detriment to neighbouring properties in terms of overlooking or the loss of daylight or sunlight and would in conjunction with the refurbishment proposals preserve the character and appearance of the Norland Square Conservation Area, whilst providing additional residential accommodation.

We trust this information is sufficient for a swift and positive determination, however should you require any further information or would like to arrange a site visit please contact Nick Sharpe or myself.

Yours sincerely



Rachel Allwood  
Rolfe Judd Planning

Encs

Cc	Charles Okin	-	Edward Charles
	Richard Inglis	-	Hugh Cullum Architects

---

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

## File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 13 January 2004

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/04/00081/JW

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: Norland Square Mansions, 53 Norland Square, London, W11 4PY**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Please telephone should you require further information.

**Proposal for which permission is sought Erection of roof extension to create self-contained flat with roof terrace and alterations to elevations to building.**

**Applicant Charles Okin, c/o Rolfe Judd Planning, Old Church Court, Claylands Road, The Oval, London SW8 1NZ**

Yours faithfully

M. J. FRENCH

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

### WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

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

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

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

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

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

Mr N.Sharpe,  
Montagu Evans Surveyors,  
Premier House,  
44-48 Dover Street,  
London W1S 4AZ.

Dear Mr. Sharpe,

Thank you for your letter dated 15th December 2004 regarding the statement of Common Ground. The position is that the Council will be as co-operative as possible in dealing with agreed facts, but there are clearly some issues which the Council feel they cannot agree or need clarification. On this basis I trust that we can reach agreement on many of the issues, but I note that there are three in particular where you seek further clarification. In particular:

#### Photomontages

Mention is made of two photomontages being submitted with the application but I can only find one which was included in the report prepared by Hugh Callum Architects dated August 2003. The position with this photomontage is that the Council have no reason to believe that it is not a fair representation of what the physical form may be. However, it only represents one 'snapshot' view and clearly there are many other views that need to be assessed. The concern with the photomontage approach is often how the proposal is perceived although it is not disputed that photomontages can provide a useful tool in assessing the impact of a proposal. In the case of the photomontage provided with the application, it is noted that the sky has been given a grey white neutral colour which assists in blending with the white render of the additional storey. Whilst this may not have been deliberate choice it can have an effect in terms of the prominence against the skyline as different weather conditions are likely to result in a proposal being more or less visible. With this qualification the Council does not dispute that the photomontage may give a fair representation of the physical form of the proposal.

#### Effect of Trees

With regard to the effect of tree foliage the Council does not dispute that certain views of the development may be different in the spring and summer months compared with the winter. Clearly some views may be obscured, although glimpses will still be possible. However, to assess the precise extent of foliage (i.e.) the position of the leaf growth on particular trees, and then reach a definitive conclusion on how much this will screen the development does appear problematic. The Council does not dispute that there are a number of trees in the Square which in summer will be in leaf and this will assist in



screening a number of views. However, translating this into a definitive list of limited or glimpsed views through the leaves is difficult as a small change in position may change the extent of the view. The photographs submitted with the application show tree foliage in the summer months from a particular viewing position but this can vary from year to year and indeed if the trees are pruned. On this basis the Council would be content if this aspect formed the subject of further discussion at the Inquiry itself.

#### 'Key' Views

The concept of 'key' views is not a criteria that is mentioned in the Unitary Development Plan. The Council of course accepts that depending on the location the setting of Norland Mansions in the will alter within the streetscene. However, the Council does not accept that because one view is more prominent than another that it can be classified as a "key" view. It was apparant from the site visit that the proposed penthouse flat would be visible from a number of vantage points at street level within a conservation area but whether these can be classified as of more or less important is difficult to quantify. It is considered that this aspect should be subject to further discussion at the Inquiry itself. However, I enclose an Ordnance Survey sheet showing the extent of agreed views from street level.

With regard to The Statement of Common Ground (SOGC) I look forward to receiving a "tidied up" version prior to submission to the Planning Inspectorate. If you have any further queries, do not hesitate to contact my Officer, Mr. Wade (020 73612092).

Yours sincerely,

M.J. French,  
Executive Director, Planning and Conservation.

cc. Mr. D.Shorland, Planning Inspectorate.

City of London  
Glasgow  
Edinburgh

**MONTAGU  
EVANS**

PD6495/NS

15 December 2004

Mr J. Wade  
Planning Officer  
Royal Borough of Kensington and Chelsea  
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W8 7NX

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(4)

Dear Mr Wade,

**Norland Square Mansions 53 Norland Square London W11 4PY: Statement of Common Ground  
Planning Appeal, RBKC Reference: DPS/DCN/PP/04/00081,  
Inspectorate Reference: App/K5600/A/1148762**

Thank you for your comments on our first draft of the Statement of Common Ground (SOCG), and also for meeting me on site with your Conservation colleague, Kate Orme, to review and try to agree views of the proposed new roof element.

I have emailed you a second draft, accepting most of your proposed changes, though there are a few points which I do feel we need to review further. In particular:

### Photomontages

As you know, I have suggested that we might agree that the two photomontages submitted with the application are a 'fair representation' of the proposal – not, I would note, wholly photo-accurate, but just a fair representation.

You commented that you were concerned about agreeing this. It seems to me that this must either be because you doubt their accuracy – in which case, I would be grateful if you could clarify which aspects you feel are wrong, and what lead you to this conclusion so that we can address the point in evidence if necessary; or, because you feel you do not have enough information to allow you to decide if they are accurate, in which case we can provide you with more.

The Architect tells me that he carefully made the montages and believes them to be correct. This is not a complex piece of development, and having carefully walked the site and surrounding area, you agreed to have another look at the montages, and review them in the light of this and the drawings. I would be grateful if you could let me know if you are now happy to agree that they are a fair representation of the proposal?

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#### PARTNERS

R G Thomas  
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A J Simmonds  
N P How  
D A M Reid  
R J Cohu  
S J Waugh  
I J Michie

D A McCrory  
R D Harvey  
G S Davey  
A R McRitchie  
R V Bower  
M A C Higgin  
T J Raban  
M Gudaitis  
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Louise Younger  
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J N Stephenson  
G Howes  
N P Law  
I S Clark  
N D Dryburgh  
R M Phillpotts  
P J Mason

S E Knight  
M J Knight  
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#### SECRETARY

S M Wilson

## Effect of Trees

I proposed that we agree that in the summer, tree foliage would screen a number of views of the development. You commented that it was "*difficult to accurately assess the extent of foliage*", and thus do not consider that this can be agreed.

The photographs submitted with the application show, for example, the trees in the garden of Norland Square itself in the foreground of views from the East side of the Square. It seems to me a matter of common sense that in the summer, when in leaf, a number of these views will be obscured. Putting it another way, I am sure you would not contend that there would be *no* change in the summer? Given this, I wonder if you might reconsider whether or not we can agree this point?

## 'Key' Views

When we all walked the site and surroundings, we identified a number of areas from which we agreed one might see some part of the proposed flat. You are going to send me a copy of the Ordnance Survey extract you marked up, showing these.

I suggested that we should agree 'key' views – that is, views of particular importance amongst those we identified. With the exception of a couple of limited or glimpsed views which we all agreed were of little consequence, Kate Orme stated that she felt that all the places from which one might see the new work were of equal importance, and that she would make no distinction between more, or less important views. On this basis you could not agree any 'key' views.

Your Committee report notes at para. 4.3 that "*the Norland Conservation Area Proposals Statement points out that the sensitivity of rooflines to change varies according to the setting of the building in the streetscene...*"

Again, I think we would all agree that in different views, the setting of Norland Mansions in the street scene changes. In some, for example, the roofline is more prominent than others. Given this, I would suggest that certain views are of more importance, or 'sensitivity' than others.

Please could you consider whether in this context, the council's view remains that there is no differentiation, and all views are of equal importance, or if on reflection, we can agree that certain views are of more importance, others less?

Given the timescales, I would hope we might speak about these matters before the end of the week?

Kind regards,

Yours sincerely,



Nick Sharpe.  
Montagu Evans

Direct Dial: 020 7312 7409

Email: [nick.sharpe@montagu-evans.co.uk](mailto:nick.sharpe@montagu-evans.co.uk)

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CC

Mr. D. Shorland - The Planning Inspectorate  
Mr. C.Okin

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