

Other Documents

Please Index As

File Number

Part 1

Part 10

Part 2

Part 11

Part 3

Part 12

Part 4

Part 13

Part 5

Part 14

Part 6

Part 15

Part 7

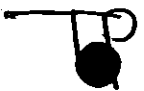
Part 16

Part 8

Part 17

Part 9

Part 18



DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 123 Notting Hill gate
London W11 3LB
123 NOTTING HILL GATE

POLLING DISTRICT CAA

- HB Buildings of Architectural Interest **PP031386**
- 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
									C	N						
6										✓						

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

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

123 NOTTING HILL GATE

Property Card N° : 0589 137 00

Sitename :
 Comment :
 TP Arch/History : 72916 H 4959
 See Also :

PP031386

Xref :
 Notes :

 TP No TP/91/0127 Brief Description of Proposal 9 of 12

USE OF THE BASEMENT AND GROUND FLOORS AS CLASS A2, AND AS
 CLASS B1 (OFFICE) USE OF THE FIRST, SECOND AND THIRD
 FLOORS

Received 09/01/1991 Decision & Date
 Completd 23/01/1991 Conditional 17/04/1991
 Revised

 TP No TP/91/1446 Brief Description of Proposal 10 of 12

CHANGE OF USE OF THE BASEMENT AND GROUND FLOOR FROM USE
 WITHIN CLASS A2 TO OFFICE USE WITHIN CLASS B1 USE.

Received 20/09/1991 Decision & Date
 Completd 25/09/1991 Refused 25/11/1991
 Revised

 TP No TP/91/1469 Brief Description of Proposal 11 of 12

INSTALLATION OF NEW SHOPFRONT

Received 20/09/1991 Decision & Date
 Completd 27/09/1991 Conditional 06/01/1992
 Revised 12/12/1991

 TP No PP/03/0744 Brief Description of Proposal 12 of 12

CHANGE OF USE OF THE FIRST, SECOND AND THIRD FLOORS FROM
 USE CLASS B1 (OFFICE USE) TO THREE SELF-CONTAINED USE CLASS
 C3 UNITS (RESIDENTIAL).

Received 11/03/2003 Decision & Date
 Completd 02/04/2003 Conditional 07/05/2003
 Revised

123 NOTTING HILL GATE

Property Card N° : 0589 137 00

Sitename :

Comment :

TP Arch/History : 72916 H 4959

See Also :

PPJ31386

Xref :

Notes :

TP No	Brief Description of Proposal	1	of	12	Adverts & History No
	THE USE OF THE GROUND FLOOR SHOP AND BASEMENT FOR THE RECEIPT OF NEWSPAPER ADVERTISEMENTS AND OTHER PURPOSES ANCILLARY THERETO.				CA 769 CA 79/064

Received	Decision & Date	
Completed	Conditional	04/08/1954
Revised		

TP No	Brief Description of Proposal	2	of	12
TP/75/0840	THE CONTINUATION OF THE OFFICE USE FOR A LIMITED PERIOD ON THE 3RD FLOOR.			

PERSONAL

Received	Decision & Date	
Completed	Conditional	17/10/1975
Revised	LIMITED TO	31/10/1977

TP No	Brief Description of Proposal	3	of	12
TP/77/0452	ALTERATIONS TO FORM A NEW SHOP FRONT.			

Received	Decision & Date		Works Completed
Completed	Conditional	27/06/1977	Y 11/07/1977
Revised			

TP No	Brief Description of Proposal	4	of	12
TP/78/0030	THE CONTINUATION OF THE OFFICE USE ON THE 3RD FLOOR.			

PERSONAL

Received	Decision & Date	
Completed	Conditional	13/03/1978
Revised	LIMITED TO	01/03/1981

123 NOTTING HILL GATE

Property Card N° : 0589 137 00

Sitename :

Comment :

TP Arch/History : 72916 H 4959

See Also :

PP031386

Xref :

Notes :

TP No TP/78/1137 Brief Description of Proposal 5 of 12

USE OF THE BASEMENT AND GROUND FLOORS AS A BUILDING
SOCIETY & THE 3RD FLOOR AS PROFESSIONAL OFFICE.
ACCOMMODATION.

PERSONAL

Received	Decision & Date	
Completed	Conditional	19/12/1978
Revised		

TP No TP/79/0889 Brief Description of Proposal 6 of 12

ALTERATIONS TO THE SHOP FRONT TO INCORPORATE
ADDITIONAL ENTRANCE.

Received	Decision & Date		Works
Completed	Conditional	03/10/1979	Completed
Revised			Y 26/06/1980

TP No TP/90/1723 Brief Description of Proposal 7 of 12

ESTABLISHED USE CERTIFICATE REQUIRED FOR USE AS A2 -
OFFICES ON THE UPPER FLOORS & A1 - SHOP, ON THE GROUND AND
BASEMENT FLOORS.

Received	24/08/1990	Decision & Date	
Completed	01/10/1990	Refused	29/05/1991
Revised			

TP No TP/90/2110 Brief Description of Proposal 8 of 12

TO ESTABLISH USE OF A2 OFFICES ALL FLOORS.

Received	04/12/1990	Decision & Date	
Completed	07/12/1990	Refused	29/05/1991
Revised			

HIGHWAYS AND TRANSPORTATION REQUEST FOR OBS

Could I please have your observations on:

application no PP/03/1386

address 123 Notting Hill Gate, W11

date requested 10/07

Proposal Change of use of first, second and third floors
of building from office use to 9 bedsits.

(Planning permission was granted for change of use to three self
contained flats on 7th May 2003 ref: PP/03/0744).

**Sarah Gentry
DC North (x2096)**

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,
Homton Street,
London,
W8 7NX

PETER TIGG PARTNERSHIP
WALMER COURTYARD
225 WALMER ROAD
HOLLAND PARK
LONDON W11 4EY

Telephone: 020 7361 2010
Facsimile: 020 7361 3463

30th JUNE 2003

My reference: TP/PEND/BR

Your reference:

Please ask for: **BRIAN ROCHE**
(FEES & REGISTRATION)

Dear Sir (Madam),

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

I refer to your Town Planning Application dated

26/06/03
(RECEIVED 27/06/03)

123 NOTTING
HILL GATE W11.

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.
- Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.
-

<input checked="" type="checkbox"/>	£ 110	Total Fee Required	£ 220
		Received	£ 110
		Outstanding	£ 110

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 C/N 102049 R/N 0235778

Address: 123 NOTTING HILL GATE
LONDON

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

cheque for 110. Signed MJ French Date 27/6/03

W11 3LB
R.B.K.C PLANNING

Received - 3 JUL 2003

Ex Die HDC TP CAC AD CLU
AOAGK N C SW SE APPEALS
IO REC ARB F.PLAN CON.DES

(37)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

File Copy
2079/2080
020-7361-2079/2080

020-7937-5464

Switchboard:
Extension:
Direct Line:

Facsimile 020-7361-3463

Date: 07 July 2003



KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/03/01386/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 123 Notting Hill Gate, London, W11 3LB

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

Convert first, second and third floors of building from current office usage to nine single-bedroom bedsit rooms with adequate sanitary and kitchen facilities as required by housing standards.

Applicant Mr. Nick Hill, 10 Broughton Road, London, SW6 2LA

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/03/01386/SG

CODE A1

Room No:

Date: 07 July 2003

DEVELOPMENT AT:

123 Notting Hill Gate, London, W11 3LB

DEVELOPMENT:

Convert first, second and third floors of building from current office usage to nine single-bedroom bedsit rooms with adequate sanitary and kitchen facilities as required by housing standards.

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

PP/03/01386. ① PC+LB
② SG

21st July 2003

Our Ref: PT/ML

jn
24/7

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

peter tigg
partnership ltd.
architects . planners . designers

Walmer Courtyard
225 Walmer Road
Holland Park
London W11 4EY
Fax: 020 7229 8771
Tel: 020 7221 5568
E-mail: mail@ptp-architects.com

Dear Sarah

Re: 123 NOTTING HILL GATE LONDON W11

The applicant has asked me to withdraw this application as he has decided to sell the property. We should therefore cancel our proposed meeting for Tuesday 29th July.

Yours sincerely


PETER TIGG

cc. Nick Hill

EX DIR	HDC	TF	UAC	AD	CLU	AO AK
R.B.	K.C.	23 JUL 2003			PLANNING	
N	V	C	SW	SE	APP	IO
			ARB	FPLN	DES	FEES

78

Memo

To: Admin/Central Records Section

From: Sarah Gentry, Planning Officer

Date: 24th July 2003

Re: **Withdrawal of Application - PP/03/1386**

123 Notting Hill Gate, W11

This application has been **WITHDRAWN** by the applicant (see letter dated 21st July 2003).

Sarah Gentry

Planning Officer

CURRENT APPLICATION

COMMITTEE: _____ PPJ31386

Con Slip

FOR OBSERVATIONS:

PLEASE ENTER

Officer

1. Tramp (10/7)

OBSERVATIONS ON
2ND PAGE OF

SG

2. GH (10/7)

CURRENT PINK
SHEET IN FILE

Report Written

3. _____

For Schedule
Typing
Committee
FILE

NOTES:

OFFICER

IN

OUT

POLICY OBS

TA

8-7-03 15-7-03

Polina

RBK&C TRANSPORTATION COMMENTS

PP Number: 03/1386	Address: 123 Notting Hill Gate W11	Date of obs: 11/07/03
------------------------------	--	---------------------------------

Proposal:
Convert 1st-3rd floors of office to nine single bedroom bedsits

More info needed	No Objection	No objection STC	Concern Raised	Objection
				✓
Initial Observations		Transportation Officer:		DC Officer:
Full Observations	✓	Rachel Yorke		Sarah Gentry
Further Observations (no.)				

Comments:

No car or cycling parking provision is indicated.

TR42 of the UDP says the Council is *"to require new residential development to include off-street parking up to the maximum standards adopted by the Council..."*.

Residents who have signed such an lease for 90 days or less are not entitled to a resident's parking permit and would thus not generate traffic or parking problems. However I do not have any information as to whether the applicant intends to short-let the bedsits and have assumed that this has not been proposed.

Bedsit residents because of the age and socio-economic profile tend to have a considerably lower rate of car ownership than residents of market flats. Past experience of bedsit resident permit ownership indicates that the rate is not zero and without a short term lease agreement this development may generate the need for some on-street spaces.

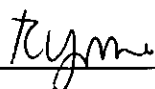
This would be contrary to the aims of TR36 which aims *"to resist development which would result in a) any material increase in traffic or parking, or in congestion on the roads..."* Notting Hill Gate area is a very busy area, with high parking occupancy.

TR9 of the UDP says the Council is *"where appropriate, to require the provision of cycle parking in residential developments..."*. The development is above ground level, but given the residents are more likely than average to travel by bicycle, it concerns me that the lack of provision may lead them to chain cycles on the footway, or discourage them from owning a bike as an alternative to a car.

Alternatively, this development would be suitable in TR36/42 terms for a permit-free agreement. However, the applicant has not proposed this.

Relevant transportation policies: TR9, TR36, TR42

Recommendation: On the basis of the info supplied the Director of Transportation and Highways objects to this scheme on grounds of its highway and transportation impacts.

Signed: 

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: PP/03/1386	Address: 123 Notting Hill Gate, W11	Date Received 8.7.03	Date of Obs. 9.7.03
UDP Prop Alts Paras/Policies		Obj.	No obj. ***
	Development: COU from an office to 9 HMO bedsits	HMO? N/A	No. of Dwelling Units Existing 0 Proposed 9
		D.C. Officer SG	Policy Officer TA

Site: The premises comprise a five level mid-terrace building within the Notting Hill Gate Principal Shopping Centre.

Existing use: An office (B1) over three floors; planning permission (TP/91/0127) granted in 1991 allowed the use of the basement and ground floor for A2 and the upper three floors as B1.

Proposal: To convert the first, second and third floors into nine HMO bedsits, three on each floor, together with associated facilities.

Issues: Policy H2 (p108) encourages the use of land and buildings, wherever appropriate, for residential purposes subject to three criteria.

It does not appear that the permission of 1991 was for anything but a single planning unit on the upper three floors, therefore, Policy E3 (p137) does not apply.

The proposal appears to meet the standards set out for HMO accommodation of this type in the Housing Standards SPG. In particular, no sleeping space measures less than 8.5m² in floor area - which is the minimum standard for a single occupant.

The case officer may wish to consider imposing conditions, were permission granted, requiring that the bedsits were restricted to a maximum of a single occupant at any time and that all will be permanent accommodation and shall not be leased/rented as short-term lets.

Recommendation:

No Policy objection.

D. Rafael
9-7-03

REASON FOR DELAY

CASE NO. _____

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

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

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

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

Signed..... (Case Officer)

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Peter Tigg Partnership,
Walmer Courtyard,
225 Walmer Road,
London,
W11 4EY

APPLICATION NO: PP/03/01386

APPLICATION DATED: 26/06/2003

DATE ACKNOWLEDGED: 04 July 2003

APPLICATION COMPLETE: 03/07/2003

DATE TO BE DECIDED BY: 28/08/2003

SITE: 123 Notting Hill Gate, London, W11 3LB

PROPOSAL: Convert first, second and third floors of building from current office usage to nine single-bedroom bedsit rooms with adequate sanitary and kitchen facilities as required by housing standards.

ADDRESSES TO BE CONSULTED

1. Same as PP/03/0744 a objections
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

18 ✓
TH
7/7

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

✓ ✓ TH
7/7