

## **Other Documents**

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# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 36 Old Church St  
London SW3 5DB

POLLING DISTRICT CRC

- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St. Paul's from Richmond    |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV
19	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>	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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

## Notes:

SYSTEMS.

LBC  
CONSIDERED  
NOT TO BE  
REQUIRED....

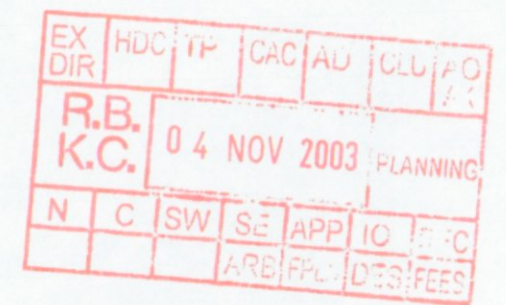
ENGLISH  
HERITAGE  
DO NOT NEED  
TO BE  
NOTIFIED.

BRIAN  
6/11/3.

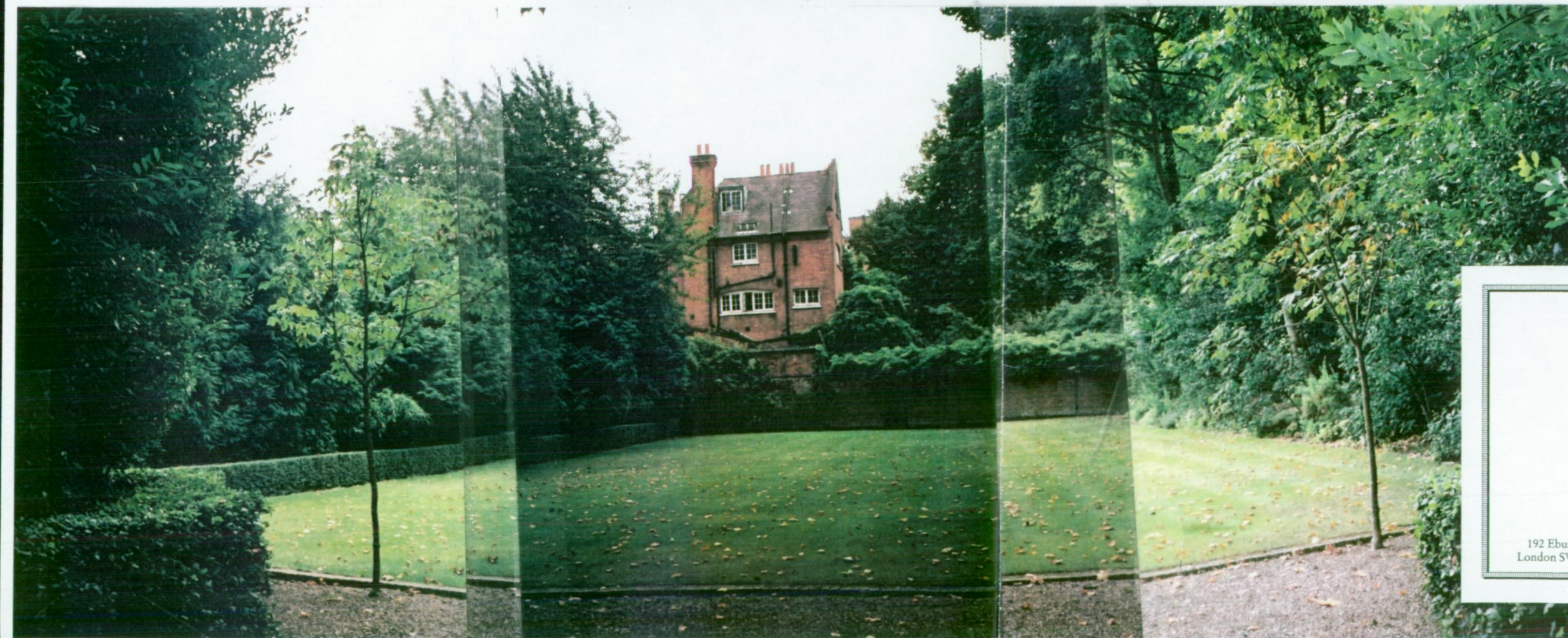




The View of the Garden Pavilion will be entirely obstructed by mature trees/shrubs and will therefore not be visible to the residents of Bramerton Street



No. 35 Glebe Place will be the only house with direct view of the proposed Garden Pavilion.



Existing Site Photographs  
Dwg no: P16 Scale: N/A  
Date: 29th September 2003

Proposed Garden Pavilion for  
at The Old Rectory,  
56 Old Church Street, London SW3 5DB

192 Ebury Street  
London SW1W 8UP



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PP032288

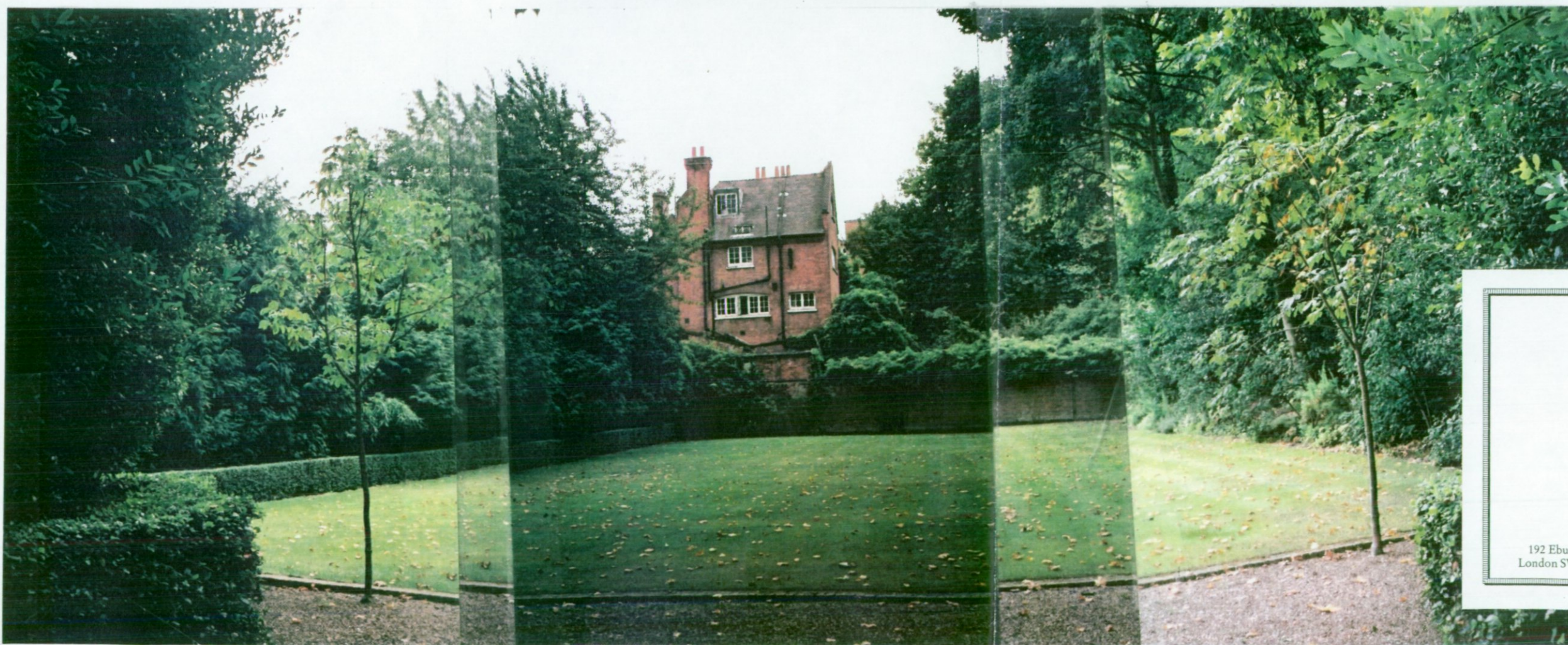




The View of the Garden Pavilion will be entirely obstructed by mature trees/shrubs and will therefore not be visible to the residents of Bramerton Street

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		04 NOV 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

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Existing Site Photographs  
Dwg no: P16 Scale: N/A  
Date: 29th September 2003

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EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		04 NOV 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB		FPL	DES	FEE

Photograph of Existing West View  
 Dwg no: P10 Scale: N/A  
 Date: 29th September 2003

Proposed Garden Pavilion for  
 at The Old Rectory,  
 56 Old Church Street, London SW3 5DB

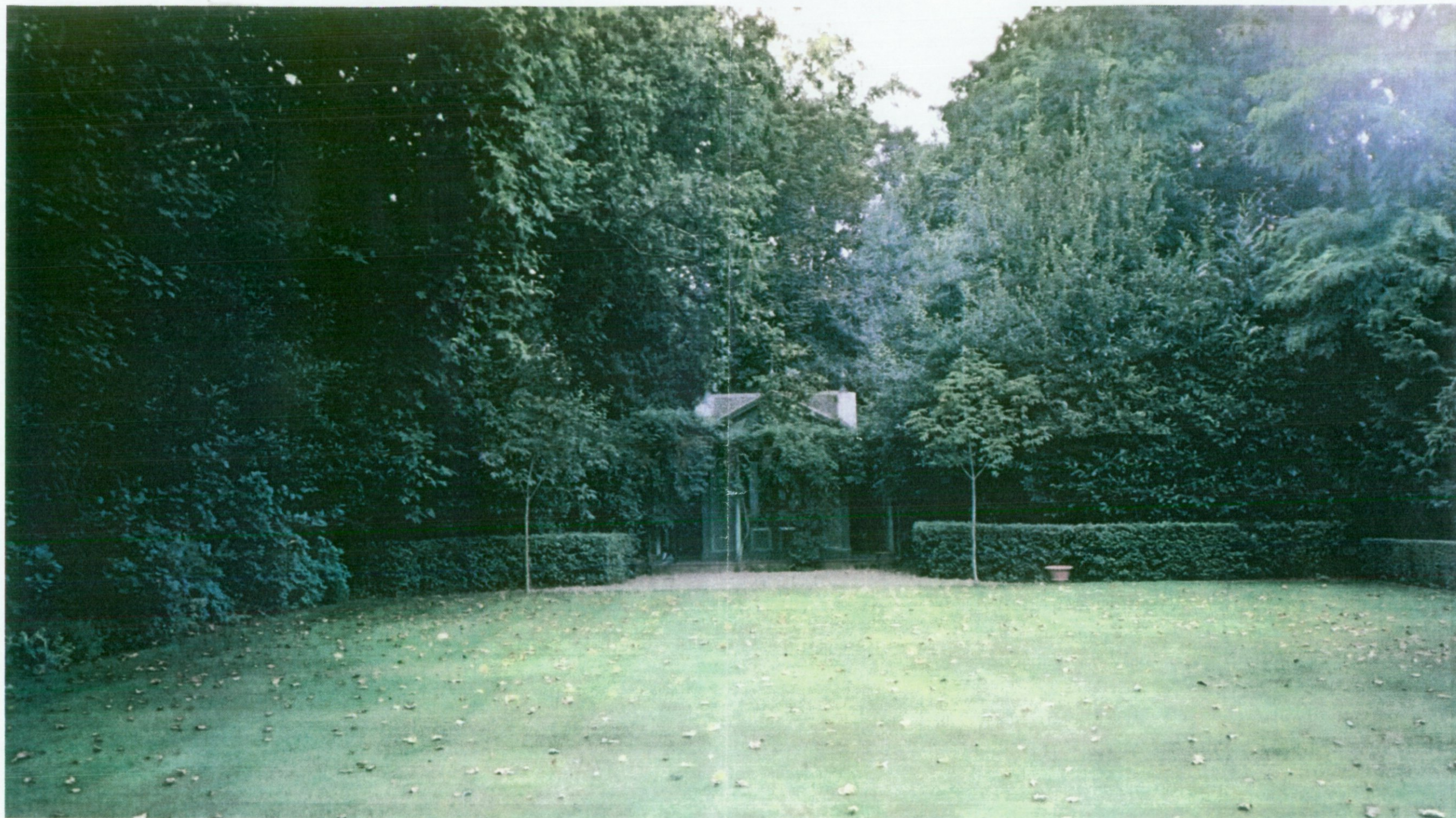


192 Ebury Street  
 London SW1W 8UP

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 and-langer.com

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EX	HDC	IP	CAC	AD	CLU	AO
DIR						AK
R.B.	04 NOV 2003				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

Photograph of Existing South View  
Dwg no: P12 Scale: N/A  
Date: 29th September 2003

Proposed Garden Pavilion for  
at The Old Rectory,  
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192 Ebury Street  
London SW1W 8UP



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▲  
View behind Hedge

◀ View of Garden from House

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		04 NOV 2003				PLANNING
N	C	SW	SE	APP	IO	REC
			ARB	FPL	DES	FEES

Existing Site Photographs  
Dwg no: P14 Scale: N/A  
Date: 29th September 2003

Proposed Garden Pavilion for  
at The Old Rectory,  
56 Old Church Street, London SW3 5DB

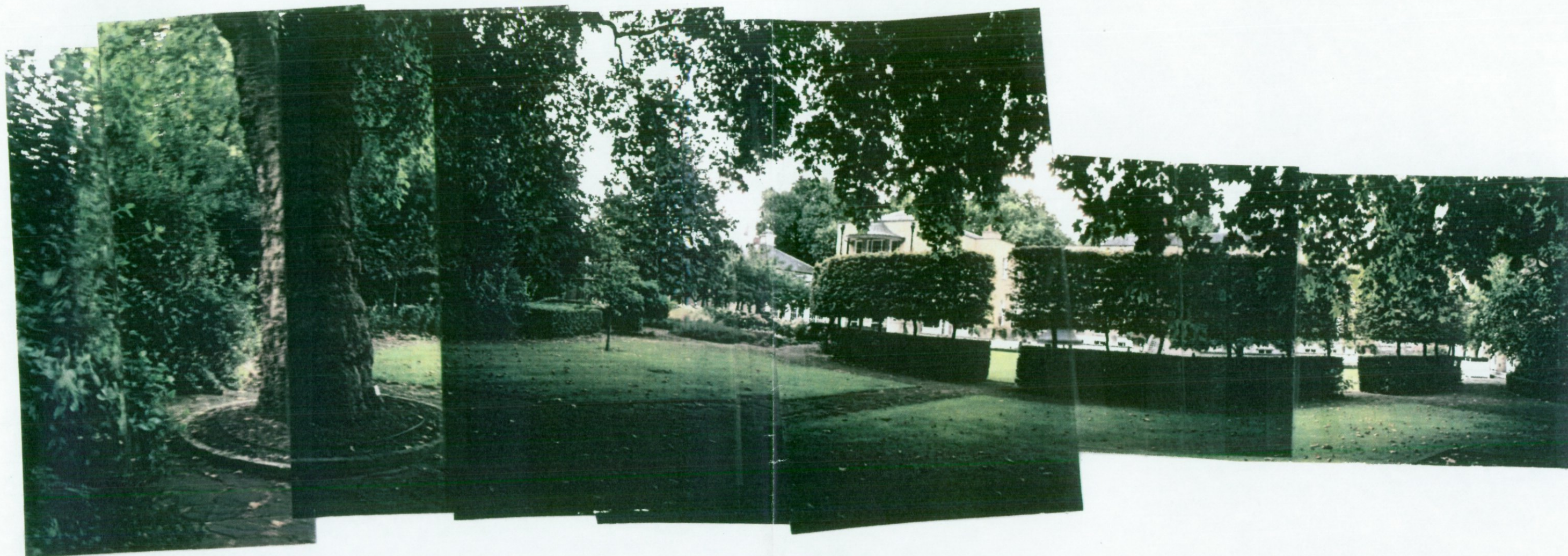
192 Ebury Street  
London SW1W 8UP



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PP 032238





EX DIR	HDC	TP	CAC	AD	CLU	AO	AN
R.B. K.C.		04 NOV 2003			PLANNING		
N	C	SW	SE	APP	IO	REC	
			ARB		FPL	DES FEES	

Existing Site Photographs  
Dwg no: P15 Scale: N/A  
Date: 29th September 2003

Proposed Garden Pavilion for  
at The Old Rectory,  
56 Old Church Street, London SW3 5DB

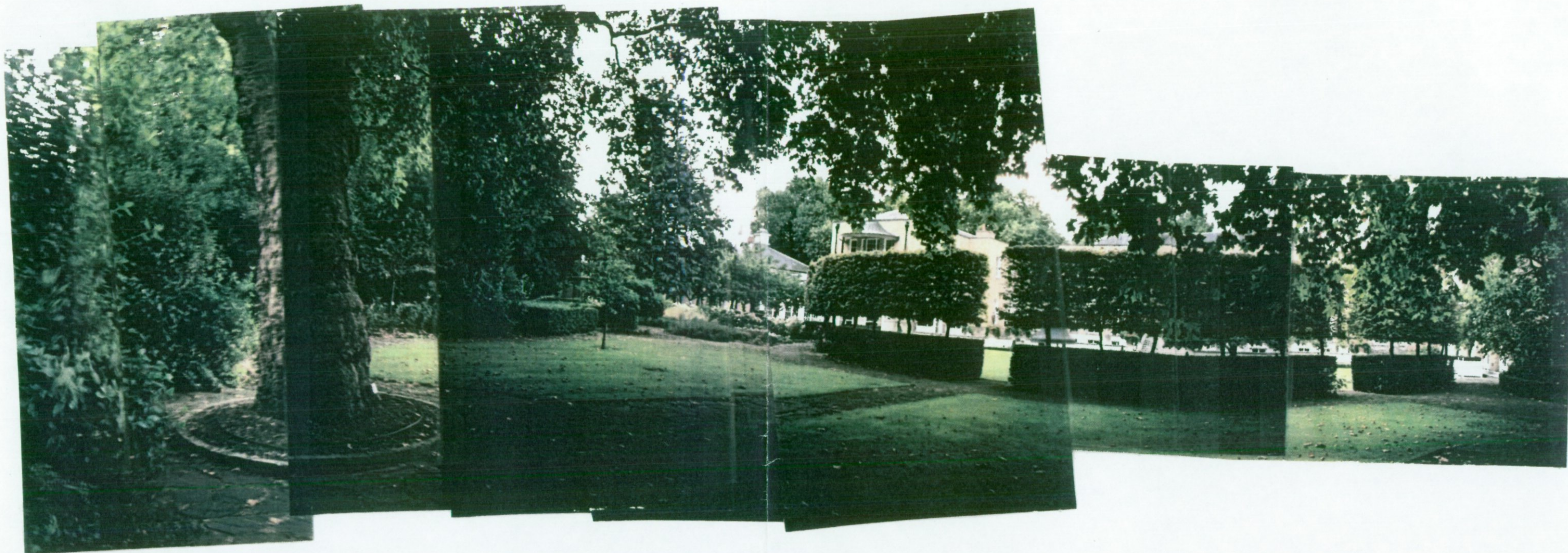
192 Ebury Street  
London SW1W 8UP



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EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	04 NOV 2003					PLANNING
N	C	SW	SE	APP	IO	DEC
				ARB	FFR	DES
						FEES

Existing Site Photographs  
Dwg no: P15 Scale: N/A  
Date: 29th September 2003

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192 Ebury Street  
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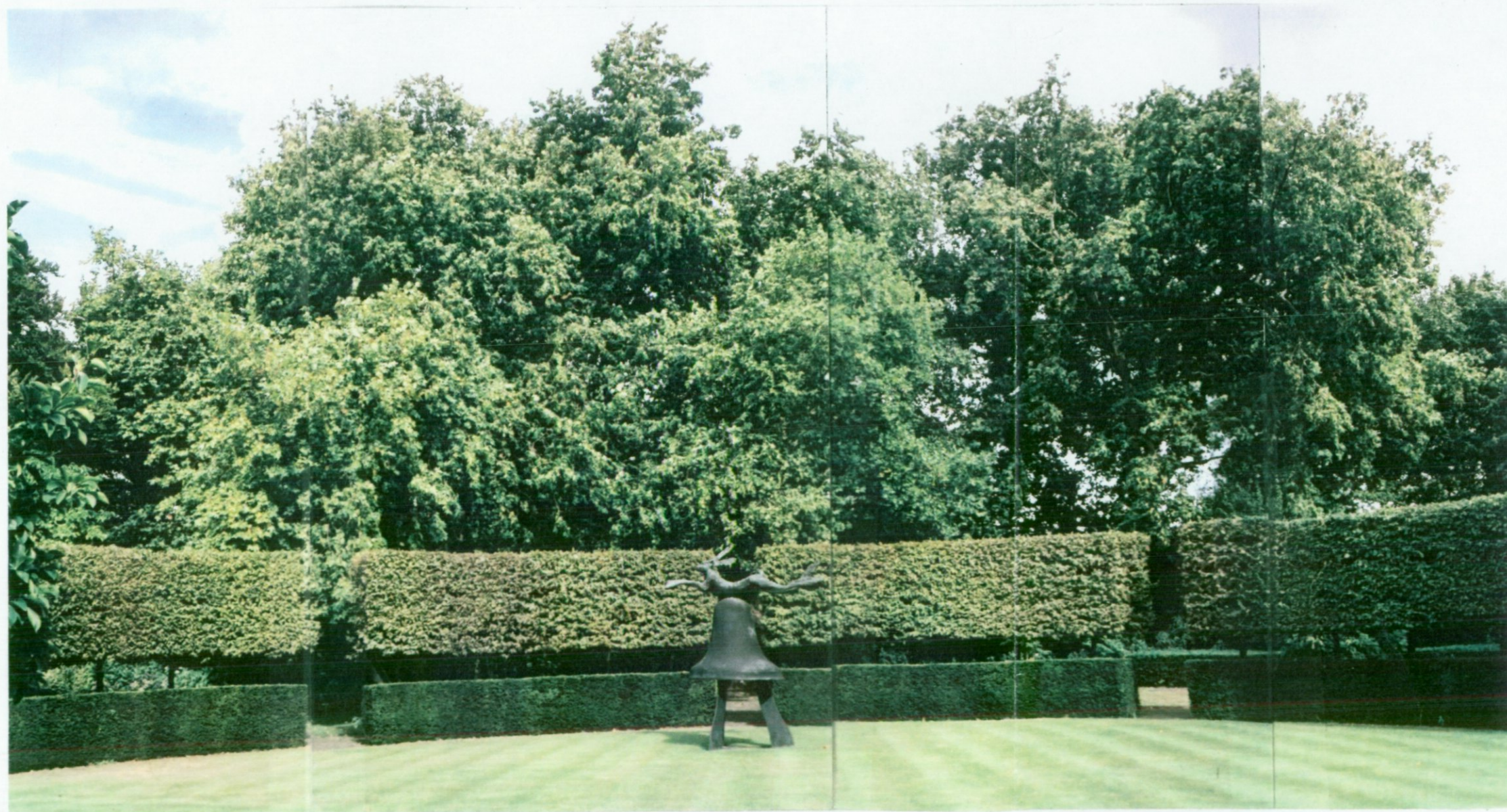
www.marston-  
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View behind Hedge



View of Garden from House

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		04 NOV 2003				PLANNING
K.C.						
N	C	SW	SE	APP	IO	REC
				ARB	ENV	DES FEES

Existing Site Photographs  
 Dwg no: P14 Scale: N/A  
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EX	HDC	TP	CAC	AD	CLU	AO
DIR						
R.B.		04 NOV 2003		PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
		J.R.B.F.P.		DTS FEES		

Photograph of Existing West View  
Dwg no: P10 Scale: N/A  
Date: 29th September 2003

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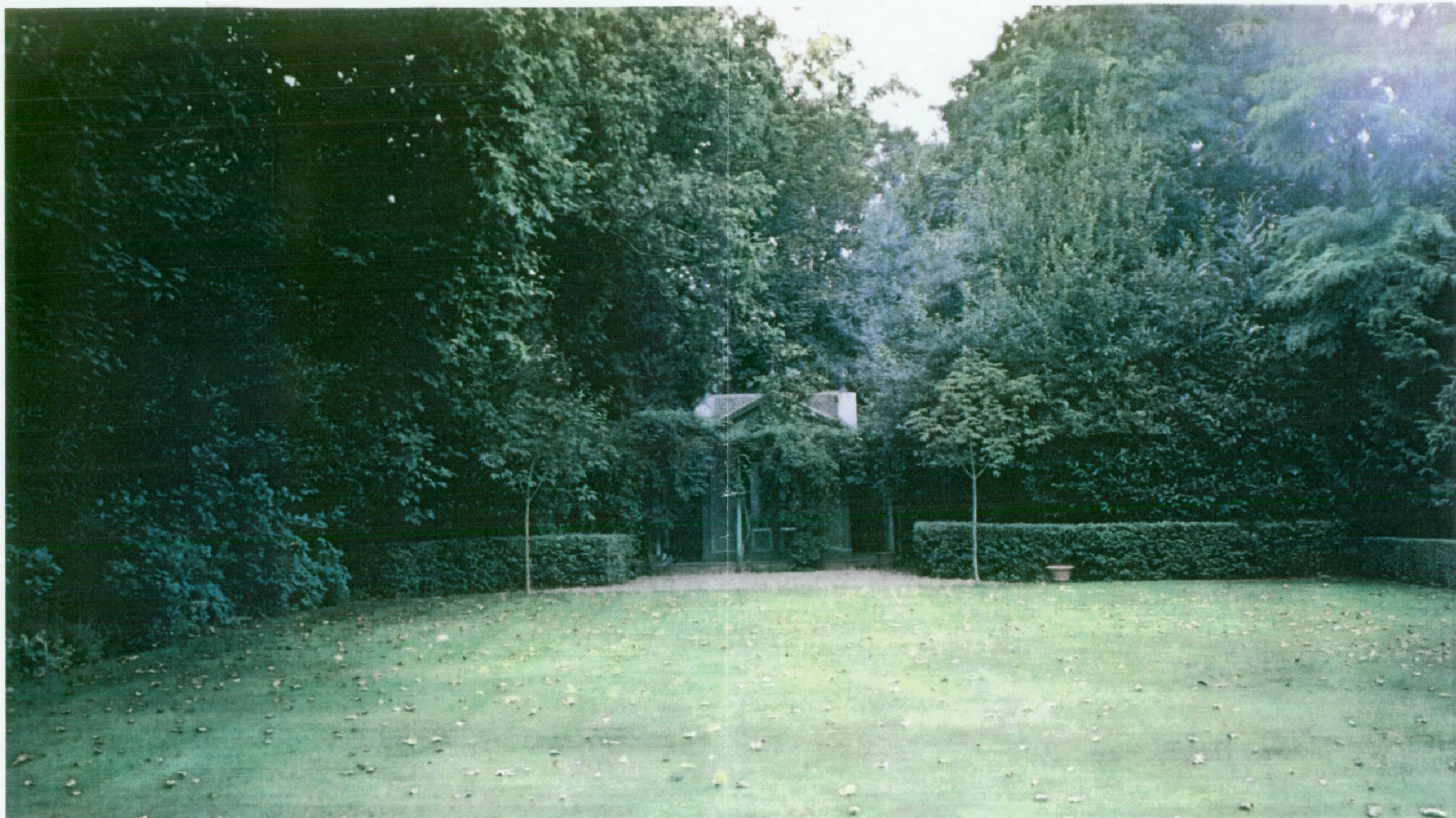
192 Ebury Street  
London SW1W 8UP

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PP032288

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	04 NOV 2003					PLANNING
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FEL	DES	FEES

Photograph of Existing South View  
Dwg no: P12 Scale: N/A  
Date: 29th September 2003

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192 Ebury Street  
London SW1W 8UP



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(14)

## 1.0 Introduction

- 1.1 This report concerns applications for planning permission and Listed Building consent to retain an unauthorised childrens' playhouse constructed within the garden of the Old Rectory. It is considered to comply with the provisions of the development plan, and is accordingly recommended for approval.

## 2.0 The Site

- 2.1 The Old Rectory is situated on the East side of Old Church Street. It comprises the original 2 storey grade II Listed Rectory, which dates from circa. 1725, with later additions which mainly date from 1992-1993. It is a substantial single family residence set in extensive private gardens which are reputedly the largest private garden in Central London other than Buckingham Palace.

- 2.2 The site is located within the Cheyne Conservation Area.

## 3.0 The Proposal

- 3.1 The applicants seek planning permission and Listed Building Consent to retain a childrens playhouse which has been constructed in the rear garden. The applications have been generated by an enforcement investigation which was generated in December 1996.

## 4.0 Planning History

- 4.1 The Old Rectory has a long and complex planning history. The decisions that are of most relevance to the current application are summarised below.
- 4.2 Planning permission and Listed Building Consent were granted on 3rd September 1991 for internal and external refurbishment of the existing house, including the addition of two new wings and landscaping. At the time there was an extant approval for the erection of large extensions of contemporary appearance which were granted on appeal by the Secretary of State for the Environment.
- 4.3 Planning permission and Listed Building Consent were granted in March 1992 for the erection of a summerhouse in the rear garden.

## 5.0 Planning Standards

- 5.1 The structure does not infringe any of the Royal Borough's planning standards.



(16)

## 6.6 Policy CD61 states:

"To resist development which would adversely affect the setting of a listed building."

- 6.7 The structure is a rustic two storey building finished in timber boarding with a pitched roof clad in shingle. It incorporates a children's slide. It is located to the rear of the Rectory building within the wooded garden area. It is located approximately 26 metres from the boundary wall with the rear gardens of houses in Bramerton Street; 24 metres from the boundary wall to the rear of the Chelsea Antique Market and 56 metres from the rear boundary of West House, 35 Glebe Place. It has a footprint of 3 metres x 3 metres and a height of approximately 6.5 metres.

6.8 Formal Observations of the Design and Conservation Officer

This case has been released by English Heritage. The Royal Borough's Design and Conservation Officer's formal observations are "As a garden structure, this is, at 6.5 metres in height, larger than might be expected in an urban domestic setting. However, the large size of the Rectory garden and its degree of planting lessens its impact considerably. It is sited well within the landscaped area, and its construction in timber with a shingle roof is consistent with the garden setting. Overall, it will not detract from the special character or setting of the Listed Building."

- 6.9 It is therefore concluded that the structure complies with Policies CD48, CD52, CD53, CD58 and CD61.

7.0 Public Consultation

- 7.1 Eight objections have been received to the applications - six from residents in Bramerton Street, one from the resident of West House and one from a resident of Oakley Street.
- 7.2 The objections from Bramerton Street comprise the allegedly poor appearance of the Structure which is considered out of character with the Rectory; noise during construction and two requests that it be kept away from the party wall. 1 letter of no objection has also been received from Bramerton Street.
- 7.3 The objections from West House are that the resident considers that the structure is inappropriate to the architectural style of the Rectory and out of keeping with the formal landscaped gardens in which it sits.
- 7.4 The objections from a resident of Oakley Street are the result of a visit to West House, and she shares Professor Nevill's views.
- 7.5 These issues have been covered in the body of this report.





192 EBURY STREET LONDON SW1W 8UP  
DIRECT DIAL: +44 (0)20 7881 5736  
FAX: +44 (0)20 7881 5748

Ms Redfern  
Department of Planning & Conservation  
The Town Hall  
Hornton Street  
London  
W8 7NX

24<sup>th</sup> March 2004

By post and fax.: 020 7361 3463

Dear Ms Redfern

**Garden Pavilion at 56 Old Church St. London SW3 Your ref. 03/02288/CHSE.**

Please find enclosed our drawing nos. PO6, PO6A & PO7A showing a small change that we would like to make to the approved scheme.

Our proposed alteration is to make a shallow addition to the north wall of the Garden Pavilion to make additional storage space and a designated area for the electrical and hot water services to the building. The intention would be to make the addition lower than the main structure and set in from each corner so that it does not break into the corners of the main building. As you know from your visit to the site this area of the garden is heavily planted so this end of the building is not seen by any neighbours.

I would appreciate your views on this matter, particularly about whether or not this change can be carried out as a minor amendment to the existing permission.

I look forward to hearing from you.

Yours sincerely

Richard Heelas  
Senior Designer  
MARSTON & LANGINGER LIMITED  
richardh@marstonmail.com

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		29 MAR 2004		PLANNING		
K.C.						
N	C	SE	SE	IAPP	IO	REC
		ARB	FPLN	DES	FEE	

(44)

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GLASS BUILDINGS - ARCHITECTURAL PRODUCTS - FURNISHINGS

REGISTERED OFFICE: GEORGE EDWARDS ROAD FAKENHAM NORFOLK NR21 8NL ENGLAND REGISTERED IN ENGLAND NO 1399316





192 EBURY STREET LONDON SW1W 8UP  
DIRECT DIAL: +44 (0)20 7881 5736  
FAX: +44 (0)20 7881 5748

Ms Redfern  
Department of Planning & Conservation  
The Town Hall  
Horton Street  
London  
W8 7NX

24<sup>th</sup> March 2004

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I look forward to hearing from you.

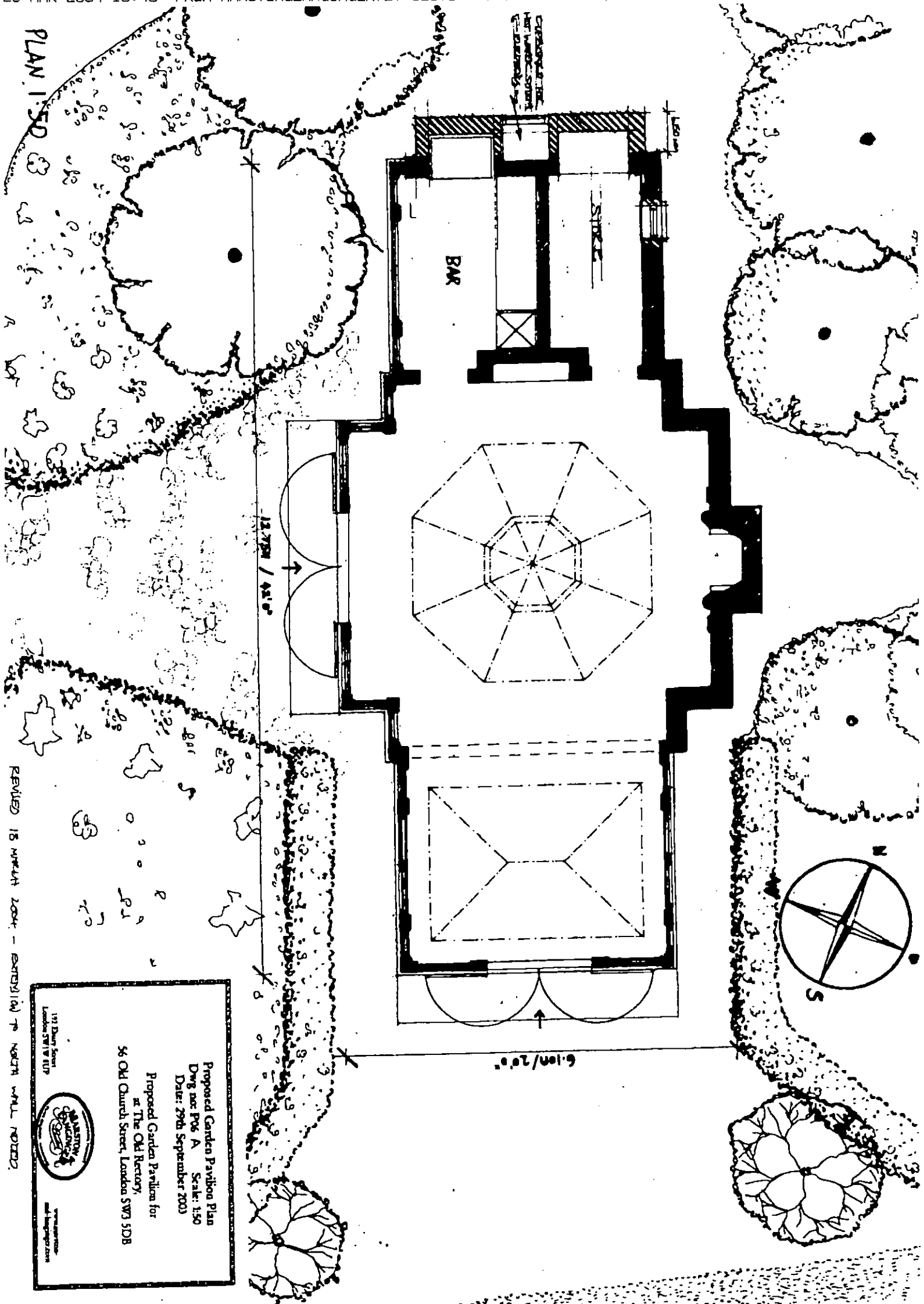
Yours sincerely

A handwritten signature in black ink, appearing to be 'R Heelas', written over a horizontal line.

Richard Heelas  
Senior Designer  
MARSTON & LANGINGER LIMITED  
rcharth@marstonmail.com



PLAN 1:50



REVISED 18 MARCH 2004 - EXTENSION TO NORTH WALL NOTED.

191 Dandy Street  
London SW1W 8LP

**Proposed Garden Pavilion Plan**  
Dwg no: PG6 A Scale: 1:50  
Date: 29th September 2003

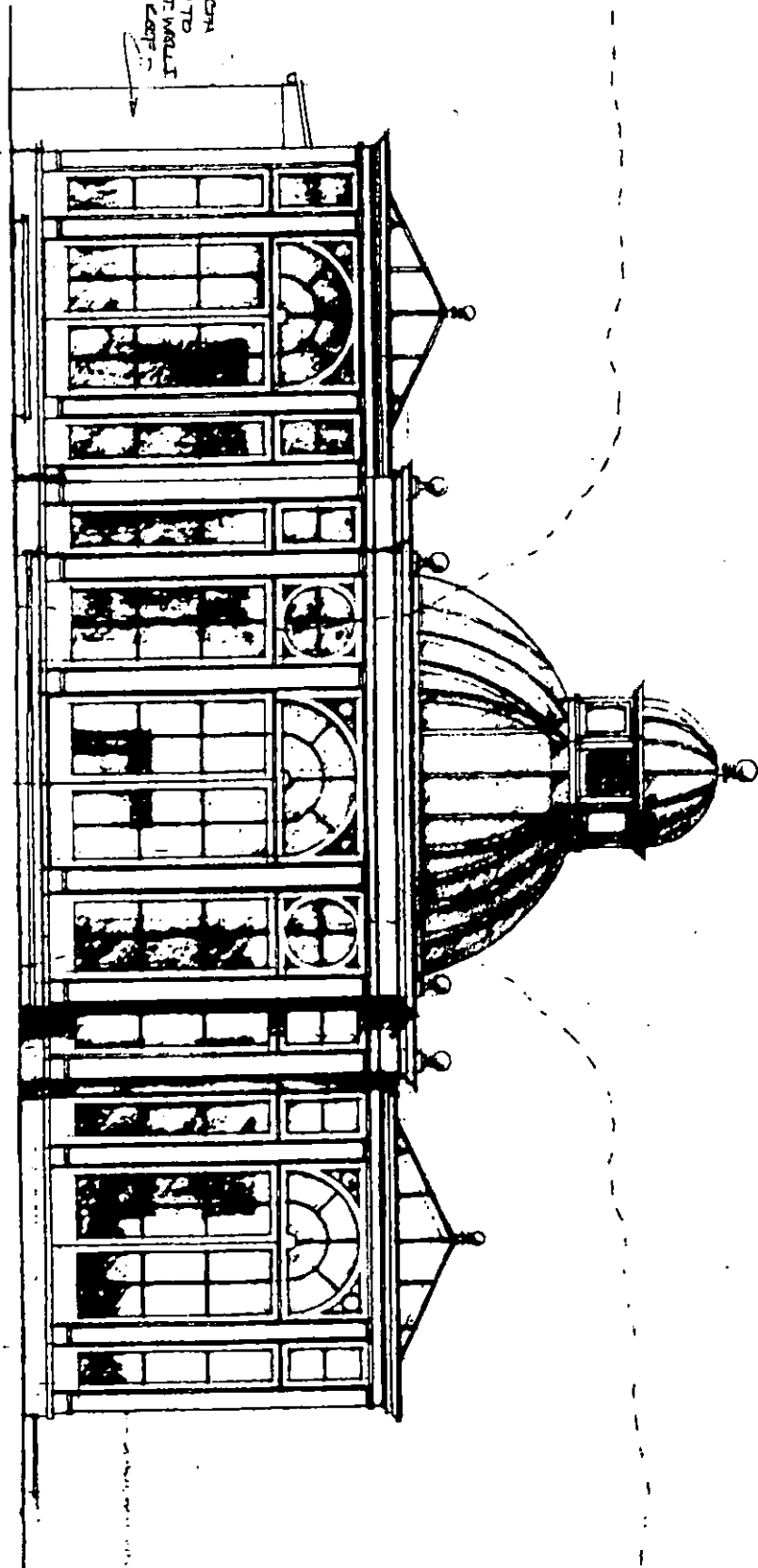
**Proposed Garden Pavilion for**  
at The Old Rectory,  
56 Old Church Street, London SW1 5DB

**MARSTON & LANGINGER**  
www.marston-langinger.com



BELL, PAED  
EXTENSION TO NORTH  
WALL, FINISHED TO  
MATCH ADJACENT WALL  
AND WITH LEAD GLASS

WEST ELEVATION



EXISTING A. 15 METRE 2.00Y  
NOTHING OF STAKE TO NORTH WALL

Proposed Garden Pavilion West Elevation  
Dwg no: P07 A Scale: 1:50  
Date: 29th September 2003  
Proposed Garden Pavilion for  
at The Old Rectory,  
56 Old Church Street, London SW3 5DB

111 Durr Street  
London SW14 6UP



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PLAN 1:50

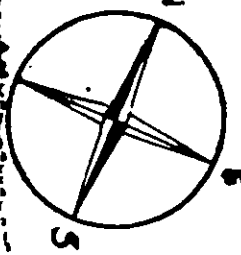
SMALL  
SYCAMORE  
TREE TO BE  
REMOVED.

BAR

CUPBOARD

12.75m / 42'0"


6.10m / 20'0"



Proposed Garden Pavilion Plan  
 Dwg no: P06 Scale: 1:50  
 Date: 29th September 2003

Proposed Garden Pavilion for  
 at The Old Rectory,  
 56 Old Church Street, London SW9 5DB

142 Dering Street  
 London SW1W 8LT



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 and-langinger.com



# 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



KENSINGTON  
AND CHELSEA

Richard Heelas  
Marston and Langinger  
192 Ebury Street  
London  
SW1W 8UP

Switchboard: 0207-937 5464  
Extension: 2057  
Direct Line: 0207-361 2057  
Facsimile: 0207-361 3463  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

19 April 2004

My reference: <sup>031</sup>DPS/DCSW/PP/2 Your reference:  
288/KR

Please ask for: Kathryn Redfern

Dear Sir

**Town and Country Planning Act 1990**  
**RE: 56 Old Church Street, SW3**

I am writing with regard to your recent letter of 29<sup>th</sup> March 2004, concerning a proposed amendment to the planning permission PP/03/2288.

It is my considered opinion that the proposed single storey addition to the north side of the garden pavilion, as shown on your submitted drawings PO6, PO6A and PO7A, cannot be treated as a minor amendment to the previously approved scheme (Ref: PP/03/2288), for the erection of a garden pavilion.

Furthermore, it is considered that the extension would unbalance and consequently harm the appearance of the pavilion. Therefore in the event of an application being submitted it would be unlikely to be recommended favourably to the Planning Services Committee.

I trust this information is of assistance and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee.

Yours faithfully

 M.J. French  
Executive Director of Planning and Conservation



INVESTOR IN PEOPLE





192 EBURY STREET LONDON SW1W 8UP  
DIRECT DIAL: +44 (0)20 7881 5701  
FAX: +44 (0)20 7881 5755

PP 332288

29 October 2003

The Royal Borough of Kensington & Chelsea  
Planning & Conservation Department  
Third Floor Hornton Street  
London  
W8 7NX

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.		04 NOV 2003 PLANNING				
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Dear Sir or Madam

**Planning Application for Proposed Garden Pavilion at  
56 Old Church Street, London SW3 5DB**

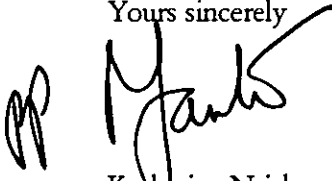
Further to our discussions with Warren Williamson and Justin Eaton we wish to make an application for a Garden Pavilion on behalf of our clients, Plymstock Limited. Attached are the following documents:

- A completed planning application along with 3 additional copies
- Ownership certificate along with 3 additional copies
- 4 copies of drawing no. P02,03,04,05,06,07,08,09,11 & P13
- 4 sets of site location plans, drawing no. P01
- 4 sets of photographs of the existing site, drawing no. P10,12,14,15 & P16
- A cheque for £110.00

I have also enclosed a copy of our company brochure. Please call me concerning site visits and I will make the arrangements. If the officer has any queries with the design, please contact our designer, Richard Heelas on his direct line 020 7881 5736.

If you have any queries with registering the application, please telephone me immediately.

Yours sincerely

  
Katharine Naish  
Planning Administrator  
MARSTON & LANGINGER LIMITED  
Katharine.naish@marston-and-langer.com

cc. Plymstock Ltd

[www.marston-and-langer.com](http://www.marston-and-langer.com)

GLASS BUILDINGS - ARCHITECTURAL PRODUCTS - FURNISHINGS

REGISTERED OFFICE: GEORGE EDWARDS ROAD FAKENHAM NORFOLK NR21 8NL ENGLAND REGISTERED IN ENGLAND NO 1399316



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58

PP 332288

Xref :  
Notes :

TP No Brief Description of Proposal 1 of 40

CARRYING OUT OF ALTERATIONS AND THE CONVERSION OF ST.  
LUKES RECTORY INTO TWO S/C FLATS AND ONE S/C MAISONETTE.Received 05/08/1952 Decision & Date  
Completd Unconditional 02/09/1952  
Revised

TP No Brief Description of Proposal 2 of 40

ERECTION OF TRANSFORMER CHAMBER IN GARDEN WITH  
ACCESS 6 GLEBE PLACE.Received 29/09/1955 Decision & Date  
Completd Conditional 15/11/1955  
Revised

TP No Brief Description of Proposal 3 of 40

USE OF PART OF GARDEN AS ADVENTURE PLAYGROUND FOR  
HANDICAPPED CHILDREN AND ERECTION OF A TIMBER BUILDING.  
PERSONALReceived 23/02/1968 Decision & Date  
Completd 01/04/1968 Conditional 22/05/1968  
Revised LIMITED TO 30/04/1975

TP No TP/76/0842 Brief Description of Proposal 4 of 40

CONTINUED USE FOR FURTHER LIMITED PERIOD OF PART OF  
THE GARDEN AS A HANDICAPPED CHILDRENS ADVENTURE PLAYGROUND  
AND RETENTION OF TIMBER BUILDING.  
PERSONAL.Received 23/07/1976 Decision & Date  
Completd Conditional 04/10/1976  
Revised LIMITED TO 30/09/1983



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58

PP332288

Xref :  
Notes :

TP No TP/81/0521 Brief Description of Proposal 5 of 40

APPLICATION FOR LB CONSENT FOR OFFICE DEVELOPMENT.

Received 27/03/1981 Decision & Date  
Completd Withdrawn 07/12/1981L  
Revised

TP No TP/81/0522 Brief Description of Proposal 6 of 40

CHANGE OF USE OF GROUND FLOOR TO OFFICE AND THE  
ERECTION OF A PART 2 AND PART 3 STOREY OFFICE BUILDING  
ON NORTH BOUNDARY TO PROVIDE APPROX 30,000SQ.FT. OF OFFICE  
USE.Received 27/03/1981 Decision & Date  
Completd Refused 10/12/1981  
Revised

TP No TP/83/1645 Brief Description of Proposal 7 of 40

PART DEMOLITION AND ALTERATIONS AND ADDITON OF  
2 NEW BUILDINGS, SQUASH COURT, SWIMMING POOL AND  
LANDSCAPING FOR USE AS 1 DWELLING.Received 30/09/1983 Decision & Date Appeal  
Completd Refused 29/03/1984 Lodged  
Revised Y

TP No TP/83/1646 Brief Description of Proposal 8 of 40

LB APPLICATION IN RESPECT OF WORKS REFERRED TO IN  
APPLICATION 83/1645.Received 30/09/1983 Decision & Date  
Completd Refused 29/03/1984  
Revised LB



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58Xref :  
Notes :

PP032288

TP No TP/84/1108 Brief Description of Proposal 9 of 40

PROPOSED PART DEMOLITIONS AND ALTERATIONS TO EXISTING HOUSE  
PLUS ADDITION OF TWO NEW WINGS, SQUASH COURT, SWIMMING  
POOL AND LANDSCAPING FOR ONE DWELLING.  
APPEAL AGAINST NON DETERMINATION.Received 08/06/1984 Decision & Date  
Completd 21/06/1984  
Revised APPL DECISN 02/09/1985

TP No TP/84/1109 Brief Description of Proposal 10 of 40

PART DEMOLITION, ALTERATIONS AND ADDITION OF TWO WINGS.  
(LISTED BUILDING CONSENT) (AS APPLICATION 84/1108).

APPEAL AGAINST NON DETERMINATION.

Received 08/06/1984 Decision & Date  
Completd 21/06/1984  
Revised APPL DECISN 02/09/1985

TP No TP/84/1109 Brief Description of Proposal 11 of 40

TCPA 1971 SECTION 37: DOE TO GRANT PLANNING AND  
LISTED BUILDING CONSENT IN RESPECT OF APPLICATIONS  
84/1108 AND 84/1109. NO DECISION ISSUED BY RBK&C.

CON &amp; LBC 2/9/85.

Received 08/06/1984 Decision & Date  
Completd 21/06/1984  
Revised CON & LBC 02/09/1985L

TP No TP/90/1327 Brief Description of Proposal 12 of 40

COUNCIL HAVE APPROVED DETAILS OF FACING MATERIALS  
SUBMITTED PURSUANT TO CON (II), AND ALSO THE DESIGN  
AND MATERIALS OF THE TERRACE ... TO CONDITION (III).Received 13/07/1990 Decision & Date  
Completd 20/07/1990 Approval of Details 24/08/1990L  
Revised 23/08/1990



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58Xref :  
Notes :

PP 32288

TP No TP/91/0303 Brief Description of Proposal 13 of 40

REFURBISHMENT OF THE EXISTING HOUSE, FOR THE ADDITION OF TWO  
NEW WINGS AND FOR ASSOCIATED HARD LANDSCAPINGReceived 15/02/1991 Decision & Date  
Completd 21/02/1991 Conditional 03/09/1991  
Revised 15/04/1991

TP No TP/91/0304 Brief Description of Proposal 14 of 40

INTERNAL AND EXTERNAL REFURBISHMENT OF THE EXISTING  
HOUSE, THE ADDITION OF TWO NEW WINGS, INCLUDING PARTIAL  
DEMOLITION OF THE SIDE EXTENSION AND ASSOCIATED  
HARD LANDSCAPING WORKS.Received 15/02/1991 Decision & Date  
Completd 21/02/1991 Conditional 03/09/1991  
Revised 15/04/1991 LBC

TP No TP/91/1436 Brief Description of Proposal 15 of 40

REMOVAL OF CONDITION (5) OF LISTED BUILDING CONSENT DATED  
3 SEPTEMBER 1991, INTERNAL AND EXTERNAL REFURBISHMENT OF  
EXISTING HOUSE, THE ADDITION OF TWO NEW WINGS INCLUDING  
PARTIAL DEMOLITION OF THE SIDE EXTENSION AND ASSOCIATED HARD  
LANDSCAPING WORKSReceived 18/09/1991 Decision & Date  
Completd 24/09/1991 Conditional 21/11/1991  
Revised LBC

TP No TP/91/1604 Brief Description of Proposal 16 of 40

ERECTION OF DETACHED SUMMERHOUSE IN GARDEN OF  
SINGLE FAMILY DWELLING.Received 25/10/1991 Decision & Date  
Completd 31/10/1991 Conditional 17/03/1992  
Revised 17/12/1991



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58

PP032288

Xref :  
Notes :

TP No TP/91/1605 Brief Description of Proposal 17 of 40

ERECTION OF DETACHED SUMMERHOUSE IN GARDEN.

LISTED BUILDING CONSENT

Received 25/10/1991 Decision & Date  
Completd 31/10/1991 Conditional 17/03/1992  
Revised 17/12/1991 LBC

TP No TP/91/1760 Brief Description of Proposal 18 of 40

REPLACE EXISTING FRONT ENTRANCE DOOR AND DOORCASE.

LISTED BUILDING CONSENT

Received 11/11/1991 Decision & Date  
Completd 04/12/1991 Conditional 17/03/1992  
Revised LBC

TP No TP/91/1761 Brief Description of Proposal 19 of 40

REMOVAL OF BRICK VAULTING IN BASEMENT.

LISTED BUILDING CONSENT

Received 11/11/1991 Decision & Date  
Completd 04/12/1991 Conditional 17/03/1992  
Revised LBC

TP No TP/91/1762 Brief Description of Proposal 20 of 40

FORMATION OF ADDITIONAL FIRST FLOOR WINDOWS ON EAST (GARDEN)  
ELEVATION.

WDN BY COUNCIL.

Received 11/11/1991 Decision & Date  
Completd 04/12/1991 Withdrawn 15/07/1992  
Revised



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58Xref :  
Notes :

PP332288

TP No TP/91/1763 Brief Description of Proposal 21 of 40

FORMATION OF ADDITIONAL FIRST FLOOR WINDOWS ON EAST  
ELEVATION.  
LISTED BUILDING CONSENTReceived 11/11/1991 Decision & Date  
Completd 04/12/1991 Refused 24/03/1992  
Revised LBC

TP No TP/91/1764 Brief Description of Proposal 22 of 40

TO OPEN RECESSES BESIDE ARCHED WINDOWS TO FLANK WALLS  
TO FORM VENETIAN WINDOWS AT FIRST FLOOR LEVEL.Received 11/11/1991 Decision & Date  
Completd 04/12/1991 Conditional 17/03/1992  
Revised

TP No TP/91/1765 Brief Description of Proposal 23 of 40

TO OPEN RECESSES BESIDE ARCHED WINDOWS IN FLANK WALLS  
TO FORM VENETIAN WINDOWS AT FIRST FLOOR LEVEL.

LISTED BUILDING CONSENT

Received 11/11/1991 Decision & Date  
Completd 04/12/1991 Conditional 17/03/1992  
Revised LBC

TP No TP/91/1877 Brief Description of Proposal 24 of 40

COUNCIL APPROVE DETAILS PURSUANT TO CONDITION (7) OF LBC  
DATED 3.9.91 REGARDING THE INTENDED METHOD OF ENSURING  
STABILITY OF THE FABRIC TO BE RETAINED THROUGHOUT THE  
PERIOD OF DEMOLITION AND RECONSTRUCTION.Received 10/10/1991 Decision & Date  
Completd 19/12/1991 Approval of Details 17/03/1992  
Revised



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58Xref :  
Notes :

PP 332288

TP No TP/91/1881 Brief Description of Proposal 25 of 40

APPROVAL OF DETAILS PURSUANT TO CONDITION 5 ATTACHED TO  
LISTED BUILDING CONSENT TP/91/1436 DATED 21 NOVEMBER  
1991 FOR INTERNAL AND EXTERNAL REFURBISHMENT.Received 04/12/1991 Decision & Date  
Completd 19/12/1991 Approval of Details 17/03/1992  
Revised

TP No TP/92/0038 Brief Description of Proposal 26 of 40

COUNCIL APPROVE DETAILS OF FACING MATERIALS TO GARDEN  
TERRACES PURSUANT TO COND (11) (B) OF LBC DATED  
21.11.91.Received 02/01/1992 Decision & Date  
Completd 15/01/1992 Approval of Details 05/06/1992  
Revised

TP No TP/92/0150 Brief Description of Proposal 27 of 40

RETENTION OF A GARDEN SHED AND ERECTION OF A GREENHOUSE  
IN THE REAR GARDENReceived 24/01/1992 Decision & Date  
Completd 04/02/1992 Conditional 23/04/1992  
Revised

TP No TP/91/0885 Brief Description of Proposal 28 of 40

PLANTING AND LAYOUT OF THE GARDEN, INCLUDING THE  
ERECTION OF A GARDEN SHED AND GREENHOUSE, AND FOR WORKS TO  
THE BOUNDARY WALLSReceived 13/06/1991 Decision & Date  
Completd 21/06/1991 Conditional 20/01/1992  
Revised 28/08/1991 LBC



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58

PP 332288

Xref :  
Notes :

TP No TP/92/0398 Brief Description of Proposal 29 of 40

COUNCIL HAVE APPROVED DETAILS PURSUANT TO CONDITION 9 OF  
LBC DATED 21/11/91 FOR REFURBISHMENT AND EXTENSION OF  
OLD RECTORY.

- APPROVAL OF DETAILS -

Received 02/03/1992 Decision & Date  
Completd 05/03/1992 Approval of Details 08/03/1993L  
Revised

TP No TP/92/0463 Brief Description of Proposal 30 of 40

APPROVAL OF START AND ESTIMATED COMPLETION DATES OF  
THE CONTRACT FOR REFURBISHMENT AND EXTENSION, SUBMITTED  
PURSUANT TO CONDITION 15 OF THE LISTED BUILDING CONSENT  
DATED 21ST NOVEMBER 1991 I.E. 23RD MARCH 1992 AND 18TH  
JUNE 1993Received 28/02/1992 Decision & Date  
Completd 17/03/1992 Approval of Details 05/06/1992L  
Revised

TP No TP/92/0542 Brief Description of Proposal 31 of 40

DEMOLITION OF ONE PIER TO THE FRONT BOUNDARY WALL FOR  
TEMPORARY ACCESS AND REBUILDING AT A LATER DATE  
LISTED BUILDING CONSENTReceived 26/03/1992 Decision & Date  
Completd 31/03/1992 Conditional 06/07/1992  
Revised LBC

TP No TP/92/0558 Brief Description of Proposal 32 of 40

APPROVAL OF DETAILS OF ROOF REPAIRS, SUBMITTED IN  
PURSUANCE OF CONDITION 17 OF THE LISTED BUILDING CONSENT  
DATED 21ST NOVEMBER 1991 FOR REFURBISHMENT AND EXTENSION  
OF THE OLD RECTORYReceived 31/03/1992 Decision & Date  
Completd 03/04/1992 Approval of Details 11/12/1992L  
Revised 01/05/1992



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58

PP 332288

Xref :  
Notes :

TP No TP/92/0651 Brief Description of Proposal 33 of 40

APPROVAL OF COPINGS TO THE PARAPET WALLS, SUBMITTED IN  
PURSUANCE OF CONDITION 17C OF THE LISTED BUILDING  
CONSENT DATED 21/11/91 FOR THE REFURBISHMENT AND  
EXTENSIONReceived 10/04/1992 Decision & Date  
Completd 22/04/1992 Approval of Details 23/07/1992L  
Revised

TP No TP/92/1168 Brief Description of Proposal 34 of 40

APPROVAL OF DETAILS RELATING TO CONDITION NO. 3 OF THE  
LISTED BUILDING CONSENT DATED 20/01/92 (TP/91/0885).Received 24/06/1992 Decision & Date  
Completd 20/07/1992 Approval of Details 14/09/1992L  
Revised

TP No TP/92/1197 Brief Description of Proposal 35 of 40

COUNCIL HAVE APPROVED THE DETAILS OF THE INTERNAL MAKING  
GOOD, BALCONY AND RAILING, INTERNAL STAIRCASE, FLOOR  
FINISHES, WINDOWS AND DOORS AND ARCHITRAVES PURSUANT TO  
CONDS 10, 11B, 11C, 12A, 12C AND 12D OF LBC DATED  
21.11.1991.Received 08/07/1992 Decision & Date  
Completd 24/07/1992 Approval of Details 22/12/1992L  
Revised 27/08/1992

TP No TP/92/1664 Brief Description of Proposal 36 of 40

COUNCIL HAVE APPROVED DETAILS PURSUANT TO CONDS 2 AND 18  
OF LBC DATED 21.12.91 FOR INTERNAL AND EXTERNAL  
REFURBISHMENT AND EXTENSION OF THE RECTORY FOR USE AS  
A SINGLE FAMILY DWELLING.Received 08/06/1992 Decision & Date  
Completd 09/06/1992 Approval of Details 22/12/1992L  
Revised



## 56 OLD CHURCH STREET

Property Card N° : 0602 064 00

Sitename : (The Rectory)

Comment :  
TP Arch/History : H 66496  
See Also : 56/58Xref :  
Notes :

PP 32288

TP No TP/93/1501 Brief Description of Proposal 37 of 40

RETENTION OF A BIN STORE AND ENCLOSURE TO NORTHERN BOUNDARY

Received 18/03/1993 Decision & Date  
Completd 09/09/1993 Conditional 24/11/1993  
Revised

TP No TP/93/1502 Brief Description of Proposal 38 of 40

RETENTION OF A BIN STORE AND ENCLOSURE TO NORTHERN BOUNDARY  
(LISTED BUILDING CONSENT)Received 18/03/1993 Decision & Date  
Completd 09/09/1993 Conditional 24/11/1993  
Revised LBC

TP No TP/96/2714 Brief Description of Proposal 39 of 40

RETENTION OF CHILDREN'S WENDY HOUSE IN GARDEN.  
(LISTED BUILDING CONSENT)Received 06/12/1996 Decision & Date  
Completd 10/12/1996 Unconditional 30/07/1997  
Revised LBC

TP No TP/97/0191 Brief Description of Proposal 40 of 40

RETENTION OF A LARGE CHILDREN'S PLAYHOUSE SITED IN  
EXISTING GROUNDS TO REAR OF OLD RECTORY.Received 14/01/1997 Decision & Date  
Completd 29/01/1997 Unconditional 30/07/1997  
Revised



## 56-58 OLD CHURCH STREET

Property Card N° : 0602 065 00

Sitename :  
Comment :  
TP Arch/History : 11524  
See Also : Ind. Nos. 58, 56  
Xref :  
Notes :

PP 332288

TP No Brief Description of Proposal 1 of 6

THE CARRYING OUT OF ALTERATIONS TO FORM A REVISED  
LAYOUT OF THE EXISTING PETROL FILLING STATION INCORPORATING  
A STRIP OF LAND NOW PART OF A GARAGE YARD.

Received 03/08/1955 Decision & Date  
Completd Conditional 03/10/1955  
Revised

TP No Brief Description of Proposal 2 of 6

THE REVISED LAYOUT OF THE EXISTING PETROL FILLING  
STATION INCORPORATING A STRIP OF LAND NOW PART OF A GARAGE  
YARD.

Received 03/04/1956 Decision & Date  
Completd Conditional 25/06/1956  
Revised

TP No Brief Description of Proposal 3 of 6

T C P A - 1947-54  
A/D IN PURSUANCE OF PP  
GRANTED 3.10.55.

Received 11/01/1956 Decision & Date  
Completd Approval of Details 17/02/1956L  
Revised

TP No Brief Description of Proposal 4 of 6

T C P A -1947  
A/D IN PURSUANCE OF PP GRANTED  
25.6.56.

Received 04/07/1956 Decision & Date  
Completd Approval of Details 28/08/1956L  
Revised



## 56-58 OLD CHURCH STREET

Property Card N° : 0602 065 00

Sitename :

Comment :

TP Arch/History : 11524

See Also : Ind. Nos. 58, 56

Xref :

Notes :

PP332288

TP No TP/92/0015 Brief Description of Proposal 5 of 6

DEMOLITION OF NORTH WALL OF 56 OLD CHURCH STREET AND  
ADJACENT SHED AND EXTENSION OF THE FRONT BOUNDARY WALL  
ACROSS PART OF THE CURTILAGE OF NO. 58 OLD CHURCH STREET

Received 18/12/1991 Decision &amp; Date

Completd 02/01/1992 Conditional

17/03/1992

Revised

TP No TP/92/0016 Brief Description of Proposal 6 of 6

DEMOLITION OF NORTH WALL OF NO. 56 OLD CHURCH STREET AND  
ADJACENT SHED AND EXTENSION OF THE FRONT BOUNDARY WALL  
ACROSS PART OF THE CURTILAGE OF 58 OLD CHURCH STREET  
LISTED BUILDING CONSENT

Received 18/12/1991 Decision &amp; Date

Completd 02/01/1992 Conditional

17/03/1992

Revised

LBC





192 EBURY STREET LONDON SW1W 8UP  
DIRECT DIAL: +44 (0)20 7881 5736  
FAX: +44 (0)20 7881 5748

Ms Redfern  
Department of Planning & Conservation  
The Town Hall  
Hornton Street  
London  
W8 7NX

9 January 2004

By post and fax.: 020 7361 3463

Dear Ms Redfern

**Garden Pavilion-at 56 Old Church St. London SW3**

Further to our site meeting and subsequent telephone conversation I am writing regarding the plane tree in front of the proposed replacement pavilion.

If in digging deeper foundations for the new building we unearth any substantial roots from the large plane tree (the one immediately to the west of the pavilion) we will leave them in place and bridge over them with lintols in the strip foundations. If we are unsure or find one in an awkward position I will contact you so that a tree surgeon may come and advise. We will take great care to cause the minimum disturbance to this and any other of the surrounding trees.

If you have any further questions regarding this matter please do get in touch.

Yours sincerely

Richard Heelas  
Senior Designer  
MARSTON & LANGINGER LIMITED  
richardh@marstonmail.com

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	12 JAN 2004					PLANNING
K.C.						
N	C	S/N	SE	APP	IO	REC
			ARB	FPLN	DES	FEE5

[www.marston-and-langer.com](http://www.marston-and-langer.com)

GLASS BUILDINGS - ARCHITECTURAL PRODUCTS - FURNISHINGS

REGISTERED OFFICE: GEORGE EDWARDS ROAD FAKENHAM NORFOLK NR21 8NL ENGLAND REGISTERED IN ENGLAND NO 1399316



o/kk

108

DIR	EXM	HDC	TP	CAC	AD	CLU	AO
							AK
R.B.	03 DEC 2003			PLANNING			
K.C.							
N	C	SW	SE	APP	IO	REC	
			ARB	FPLN	DES	FES	

2-XII-03..

Dear MR French  
56 Old Church Street PP032288.

I have looked at the plans and the pretty design for the pavilion.  
We object however to the proposed plan on diminishing garden.

The garden (second largest private garden after Buckingham palace) is being built on over the years; admittedly in small amounts but I am looking to the future when, in less scrupulous hands of the present owner and present council the 'jigsaw' of pieces get linked up or the garden gets completely re developed on the grounds that it has already been built on.

We are behind a densely planted shrubby. We will however be able



to see over the roof of the pavilion.  
Another point, as the trees & shrubs  
grow upwards seeking their space & light  
the screen of foliage below will in time  
thin out.

Yours sincerely,  
Elizabeth Araki



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

20 Bramerton Street  
Chelsea SW3 5JX  
27<sup>th</sup> November 2003

*o/kr*

(85)

Dear Sir/Madam

Re: your ref DPS/DCSW/PP/03/02288/KR  
Proposed development at 56 Old Church Street, London SW3 5DB

Further to your letter dated November 10<sup>th</sup> 2003 regarding the above mentioned development we are afraid that we need to raise an objection to this proposal. From what we understand a similar such proposal was made a few years ago and was also rejected due to the fact that this construction would have a major impact on the rear facing aspect of our property and that of our neighbours, not to mention the noise which would no doubt be created from this structure being erected and used. The main reason we chose to purchase our house was because we delighted in the beautiful wooded seclusion the house enjoyed to the rear and this development would change this and we find that unacceptable.

I would be grateful that you take our objection into consideration in this regard and decline the proposal made by the applicant, Plymstock Ltd of 56 Old Church Street.

Yours truly,

*R. Fernando*

Rohan and Tracey Fernando

EX DIR	HDC	TP	CAC	AD	CLU	AQ AK
R.B. K.C.		01 DEC 2003			PLANNING	
N	C	SW	SE	APP	IC	REC
		ARB		FPLN	DES	FEE

*[Handwritten signature/initials over the stamp]*



## RBKC ARBORICULTURAL OBSERVATIONS

<b>Address</b>		<b>Application No.</b>	<b>DC Officer</b>	<b>Date of Obs</b>
56 Old Church Street, SW3		PP/03/2228	Kathryn Redfern	18/11/03
<b>Development</b>			<b>Obj.</b>	<b>No Obj.</b>
Garden pavilion				
<b>Status of Tree(s):</b>				
<b>C.A. No. (if any)</b>	<b>T.P.O. No. &amp; Details (if any)</b>		<b>Tree Work Applications</b>	
<b>Comments:</b>				

The proposed development will result in the loss of one small, 8 metre high sycamore tree. The tree is not a particularly good specimen; it is overshadowed by much larger London plane trees. In my view its removal will not be detrimental to appearance of the garden or the amenities of the area.

Of greater concern is the possible affect of the development to a London Plane tree situated 7 metres to the west of the existing pavilion. The tree is a fine specimen more than 20 metres in height, its trunk is more than 1 metre in diameter. *BS5837 Guide for trees in relation to construction* recommends that a tree of this size and age should be protected from development by erecting protective fencing not less than 8 metres from the centre of the base of the trunk. The proposed pavilion is 7 metres from the tree. I do not consider this to be significant in terms of the tree's well being or any potential root loss but precaution will need to be taken to ensure that the root system between the tree and the development is not damage by the building works.

I therefore recommend that we require the applicant to submit full details of the method and means by which the tree will be protected from harm. The developer should be made aware that it will be a condition of any planning permission that the tree is completely protected by the erecting for protective fencing to the standards recommended in BS5837. This may impact and the method by which the pavilion is built. The remainder of the garden must also be protected from the adverse effects of development.

I therefore recommend that planning permission, if granted, be subject to the following conditions

C22 and C23 for reason R20.

Signed:



Date: 18/11/03



**R.B.K.C.**  
**CONSERVATION & DESIGN OBSERVATIONS.**

<b>Address:</b> 56 Old Church Street, SW3.	<b>App. No.:</b> PP/03/2228.	<b>D.C. Officer:</b> K.R.	<b>L.B.:</b> II.	<b>C.A.:</b> 19.	<b>Area:</b> S.W.
<b>Description:</b> Replacement garden pavilion.		<b>C.&amp;D. Officer:</b> J.A.	<b>Code:</b> G.		

**Comments:**

I HAVE ALREADY BEEN ON SITE.


Although this application is for an unusually large garden pavilion, the application site has an unusually large garden, within which the proposal would not appear overly large or dominant.

The design of the pavilion is acceptable; it is in a weak *Regency-conservatory* style, and some of the classical detailing is crude, for example the diminutive entablature upon the northern and southern projections, the lack of a central focus on the main elevation, and the poor relationship between the body of the structure and the octagonal dome above, but the general appearance of the building, ignoring the inarticulate detailing, is neither unpleasant nor inappropriate to the setting of such a substantial house.

Furthermore, the site is at some distance from the house, and well screened from it, ensuring that the pavilion would have a minimal impact upon its setting, and would be virtually invisible from without the site.

We should condition that the light-weight frame should be painted timber, colour to be approved and so maintained, and that the masonry parts should be stock brick and pale mortar, pointing to be flush or slightly recessed, not weather-struck.

RECOMMEND THAT PERMISSION BE GRANTED.

 25-11-03.



THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

# 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 an application:

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

Details are set out below.

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

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 Ladbrooke 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/03/02288/KR

Date: 14/11/2003

**56 Old Church Street, London, SW3 5DB**

Erection of garden pavilion (to replace existing), to be located approx. 12m to west of rear boundary with No. 20-24 Bramerton Street.

**APPLICANT**     **Plymstock Ltd.,**



## REASON FOR DELAY

CASE NO. PP/03/2288

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 5 weeks.

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 *[highlight one or all]*
  - (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,.....

Further requested for information in relation to protection of nearest trees, was not received until 12<sup>th</sup> Jan.  
Also Christmas annual leave

Signed..... RPB (Case Officer)

## MEMORANDUM

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/03/02288/KR . . . . . CODE 1D . . . . .**

**Room No:**

**Date: 10 November 2003**

### **DEVELOPMENT AT:**

**56 Old Church Street, London, SW3 5DB**

### **DEVELOPMENT:**

**Erection of garden pavilion (to replace existing), to be located approx.12m to west of rear boundary with No. 20-24 Bramerton Street.**

The above development is to be advertised under:-

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

**M.J. French**

Executive Director, Planning & Conservation



# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## FILE COPY

1 2079/2080

020-7361- 2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 10 November 2003

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/03/02288/KR

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 56 Old Church Street, London, SW3 5DB**

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 garden pavilion (to replace existing), to be located approx. 12m to west of rear boundary with No. 20-24 Bramerton Street.**

**Applicant Plymstock Ltd., 56 Old Church Street, London SW3 5DB**

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***



# 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

Richard Heelas  
Marston & Langinger  
192 Ebury Street  
London  
SW1W 8UP

Switchboard: 020 7937 5464  
Extension: 2467  
Direct Line: 020 7361 2467  
Facsimile: 020 7361 3463  
Email: johnw.thorne@rbkc.gov.uk  
Web: www.rbkc.gov.uk

14 March 2005

My reference: DPS/DCSW/JT  
/PP/03/2288/KR

Your reference:

Please ask for: Kathryn Redfern

Dear Sir

**Town & Country Planning Act 1990  
56 Old Church Street SW3**

I write with reference to the planning permission for a garden building at the above address in respect of which planning permission was granted on 12<sup>th</sup> February 2004.

As stated in a telephone call to your office on 11<sup>th</sup> March, I have received a complaint that work is proceeding without compliance with condition 2 attached to the permission viz:

**"Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

**(a) Colour of painted timber frame"**

In response to a submitted sample I wrote to you on 22<sup>nd</sup> November 2004 stating your proposed colours would not be acceptable. To date, no revised colour scheme has been submitted pursuant to this condition and work taking place on site would appear to be in breach of planning control.

I am therefore inviting your early submission of a suitable alternative colour scheme as suggested in my previous letter. In the absence of a satisfactory response I will give consideration to service of a breach of condition notice.

If you have any further queries regarding this matter please contact Kathryn Redfern on 020 7361 2977.

Yours faithfully

M J French  
Executive Director, Planning & Conservation



INVESTOR IN PEOPLE

## PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Yours faithfully

M J French  
Executive Director, Planning & Conservation



INVESTOR IN PEOPLE



Rang Marston & Langinger 11/3/04 12:30,  
~~advised~~ them of our letter dated 22/11/04  
and that we had received a complaint  
that the conservatory was being painted  
'cream' in breach of condition 2.

They said Mr Hedder would call  
on Monday. I suggested they  
advise their contractor that the  
work alleged to be taking place  
is in breach of condition 2 attached  
to the permission.

John

## 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

Richard Heelas  
Marston and Langinger Ltd  
192 Ebury Street  
London  
SW1W 8UP

Switchboard: 0207-937 5464  
Extension: 2057  
Direct Line: 0207-361 2057  
Facsimile: 0207-361 3463  
Email: [darren.mccreery@rbkc.gov.uk](mailto:darren.mccreery@rbkc.gov.uk)  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

22<sup>nd</sup> November 2004

My reference: DPS/DCSW/PP/0 Your reference:  
3/2288/KR

Please ask for: Kathryn Redfern

Dear Sir

**Town and Country Planning Act 1990**  
**RE: 56 Old Church Street, SW3**

I am writing with regard to your letter dated 24<sup>th</sup> June 2004, firstly may I take this opportunity to apologise for the delay in our response. Whilst it is always the desire of the Royal Borough to provide its customers with the highest quality of service, internal pressure on workloads has resulted in delays in responding to general letters of enquiries. We are currently investigating ways of improving our turn around times and I would like to thank you for your patience during this time

Following careful consideration of the submitted samples labeled Sandstone and Ivory, in connection with Condition 2 of the approval for the erection of a garden pavilion at the above site (Ref: PP/03/2288), it is considered that the proposed colours would not be in keeping with the surrounding Cheyne Conservation Area and would create an overly bright pavilion. It is considered that a suitable colour paint would be dark green; therefore a revised colour scheme needs to be submitted before the Condition can be discharged.

I trust this information is sufficient for your purposes.

Yours faithfully

M.J. French  
Executive Director of Planning and Conservation

A handwritten signature, likely of Kathryn Redfern, in dark ink.



INVESTOR IN PEOPLE





192 EBURY STREET LONDON SW1W 8UP  
DIRECT DIAL: +44 (0)20 7881 5736  
FAX: +44 (0)20 7881 5748

Ms Redfern  
Department of Planning & Conservation  
The Town Hall  
Hornton Street  
London  
W8 7NX

24<sup>th</sup> June 2004

Dear Ms Redfern

**Garden Pavilion at 56 Old Church St. London SW3** Your ref. 03/02288/CHSE.

As required by the conditions of the planning permission granted for the above please find enclosed two paint samples showing the colours that we are proposing to use for the exterior of the new structure.

The 'Sandstone' colour is for the main structure - all the framing, pilasters, cornice, fascia and exterior of roof. 'Ivory' is for the doors and windows. The exterior of the low glass roof at the southern end of the structure is to finished is a lead colour to match the lead roof at the northern end.

The colours chosen are slightly different to those used elsewhere on the main house, gates etc. but are closely related.

I would be very grateful for your confirmation of this matter as soon as possible.

Yours sincerely

Richard Heelas  
Senior Designer  
MARSTON & LANGINGER LIMITED  
richardh@marstonmail.com

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	28 JUN 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEE	

34

[www.marston-and-langer.com](http://www.marston-and-langer.com)

GLASS BUILDINGS - ARCHITECTURAL PRODUCTS - FURNISHINGS

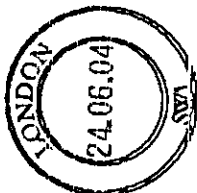
REGISTERED OFFICE: GEORGE EDWARDS ROAD FAKENHAM NORFOLK NR21 8NL ENGLAND REGISTERED IN ENGLAND NO 1399316

POSTAGE PAID

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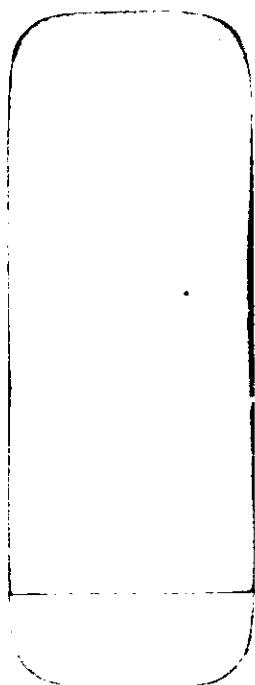
GREAT BRITAIN



019827  
448483



CONSERVATORIES · DESIGN  
WOODWORK · FURNISHINGS







192 EBURY STREET LONDON SW1W 8UP ENGLAND TEL. +44 (0)20 7824 6818

## PLANNING SERVICES APPLICATION

### CONSULTATION SHEET

#### APPLICANT:

Katharine Naish,  
Marston & Langinger Ltd.,  
192 Ebury Street,  
London  
SW1W 8UP

APPLICATION NO: PP/03/02288

APPLICATION DATED: 30/10/2003

DATE ACKNOWLEDGED: 07 November 2003

APPLICATION COMPLETE: 06/11/2003

DATE TO BE DECIDED BY: 01/01/2004

SITE: 56 Old Church Street, London, SW3 5DB

PROPOSAL: Erection of garden pavilion (to replace existing), to be located approx. 12m to west of rear boundary with No. 20-24 Bramerton Street.

#### ADDRESSES TO BE CONSULTED

- 1.
2. 16-30 (EVEN) BRAMERTON STREET
- 3.
4. 247-253 (ODD) KING'S ROAD
- 5.
6. 35 GLEBE PLACE.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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 ...

OM  
10/11

Trees  
7/11 OM



Royal Borough of Kensington and Chelsea  
GGP Point in Polygon Search Results  
Corporate Land and Property Gazetteer  
Buildings and their Units

Residential Building		16	Bramerton Street	SW3 5JX
Building Shell		18	Bramerton Street	SW3 5JX
Residential Unit	1st/2nd Floor Flat	18	Bramerton Street	SW3 5JX
Residential Unit	Basement Flat	18	Bramerton Street	SW3 5JX
Residential Unit	Ground Floor Flat	18	Bramerton Street	SW3 5JX
Residential Building		20	Bramerton Street	SW3 5JX
Residential Building		22	Bramerton Street	SW3 5LA
Residential Building		24	Bramerton Street	SW3 5LA
Residential Building		26	Bramerton Street	SW3 5LA
Residential Building		28	Bramerton Street	SW3 5LA
Residential Building		30	Bramerton Street	SW3 5LA
Residential Building		35	Glebe Place	SW3 5JP
Building Shell		247	King's Road	SW3 5EL
Non-Residential Shop Unit	Ground Floor	247	King's Road	SW3 5EL
Non-Residential Made In Italy: Shop Building		249	King's Road	SW3 5EL
Building Shell		251	King's Road	SW3 5EL
Residential Unit	Flat A: Flat	251	King's Road	SW3 5EL
Non-Residential Chelsea Antique Building	Market: Shop	253	King's Road	SW3 5EL

Total Number of Buildings and Units Found 18

15