

Other Documents

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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Daniel Connal Partnership,
Monmouth House,
42 Artillery Lane,
London,
E1 7LS

APPLICATION NO: PP/03/02640

APPLICATION DATED: 04/12/2003

DATE ACKNOWLEDGED: 17 December 2003

APPLICATION COMPLETE: 15/12/2003

DATE TO BE DECIDED BY: 09/02/2004

SITE: 66 Notting Hill Gate, London, W11 3HT

PROPOSAL: Extension of ground floor shop unit at rear. Conversion of existing maisonette into 3 No. self-contained one bedroom flats.

(Duplicate application PP/03/2641 also received)

ADDRESSES TO BE CONSULTED

- 1. 66 Notting Hill Gate (evens) Notting Hill Gate
2.
3.
4. All flats Radford House, 1 Pembroke Gardens
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

JN
19/12
X

(88)

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

✓ JN
19/12

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 Building	Reed Employment Ltd: Shop		62	Notting Hill Gate	W11 3HT
Building Shell	Sports Exchange		64	Notting Hill Gate	W11 3HT
Non-Residential Shop Unit	Basement To Ground Floor		64	Notting Hill Gate	W11 3HT
Residential Unit	Flat 1		64	Notting Hill Gate	W11 3HT
Residential Unit	Flat 2: Flat Second Floor		64	Notting Hill Gate	W11 3HT
Non-Residential Shop Unit	Basement And Ground Floor		66	Notting Hill Gate	W11 3HT
Residential Unit	Maisonette Flat		66	Notting Hill Gate	W11 3HT
Non-Residential Club Unit	First Floor		68	Notting Hill Gate	W11 3HT
Non-Residential Shop Unit	Ground Floor		68	Notting Hill Gate	W11 3HT
Residential Unit	Second And Third Floor Flat: 2nd/3rd Floor Flat		68	Notting Hill Gate	W11 3HT
Building Shell			70	Notting Hill Gate	W11 3HT
Non-Residential Unit			70	Notting Hill Gate	W11 3HT
Residential Unit	Flat A: 1st/3rd Floor Flat		70	Notting Hill Gate	W11 3HT
Building Shell	Radford House		1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 1	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 2	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 3	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 4	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 5	Radford House	1	Pembridge Gardens	W2 4EE

Residential Unit	Flat 6	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 7	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 8	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 9	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 10	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 11	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 12	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 13	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 14	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 15	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 16	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 17	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 18	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 19	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 20	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 21	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 22	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 23	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 24	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 25	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 26	Radford House	1	Pembridge Gardens	W2 4EE

Residential Unit	Flat 27	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 28	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 29	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 30	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 31	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 32	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 33	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 34	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 35	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 36	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 37	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 38	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 39	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 40	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 41	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 42	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 43	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 44	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 45	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 46	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 47	Radford House	1	Pembridge Gardens	W2 4EE

Residential Unit	Flat 48	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 49	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 50	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 51	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 52	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 53	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 54	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 55	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 56	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 57	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 58	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 59	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 60	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 61	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 62	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 63	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 64	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 65	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 66	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 67	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 68	Radford House	1	Pembridge Gardens	W2 4EE

Residential Unit	Flat 69	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 70	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 71	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 72	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 73	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 74	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 75	Radford House	1	Pembridge Gardens	W2 4EE
Residential Unit	Flat 76	Radford House	1	Pembridge Gardens	W2 4EE

Total Number of Buildings and Units Found 90

1-76.



Street 1 of 1.

1

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



M.L
KENSINGTON
AND CHELSEA

ADDRESS 66 Nottinghill Gate

POLLING DISTRICT PEB

- HB Buildings of Architectural Interest PP032640
- 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						
V4								✓							

	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:

66 NOTTING HILL GATE

Property Card N° : 0589 087 00

Sitename :

Comment :

TP Arch/History :

See Also :

PP032640

Xref :

Notes :

TP No TP/80/0123 Brief Description of Proposal 1 of 8

THE INSTALLATION OF A NEW SHOP FRONT.

Adverts &
History NoCA 114
CA 80/034
CA 80/076
CA 85/153Received 28/01/1980 Decision & Date
Completd Refused 02/05/1980
Revised

TP No TP/80/0416 Brief Description of Proposal 2 of 8

INSERTION OF A NEW DOOR ENTRANCE AT THE REAR OF THE
BUILDING.Received 26/03/1980 Decision & Date
Completd Conditional 22/05/1980
Revised

TP No TP/80/0410 Brief Description of Proposal 3 of 8

INSTALLATION OF A NEW SHOP FRONT.

Received 24/03/1980 Decision & Date
Completd Refused 10/06/1980
Revised

TP No TP/85/2160 Brief Description of Proposal 4 of 8

ERECTION OF A SHOP CANOPY,

Received 30/10/1985 Decision & Date
Completd 04/11/1985 Conditional 10/01/1986 Works
Revised Completed
Y 07/05/1986

66 NOTTING HILL GATE

Property Card N° : 0589 087 00

Sitename :

Comment :

TP Arch/History :

See Also :

PP032640

Xref :

Notes :

TP No TP/91/0040 Brief Description of Proposal 5 of 8

ESTABLISHED USE OF 1ST FLOOR AS OFFICES.
(PRIME VERSION)

APPEAL WITHDRAWN 8/11/91

Received 06/12/1990 Decision & Date

Completd 08/01/1991 Withdrawn

Revised

08/11/1991

Appeal

Lodged

Y 17/04/1991

TP No TP/91/0887 Brief Description of Proposal 6 of 8

USE OF FIRST FLOOR AS OFFICES WITHIN CLASS B1

Adverts &
History NoCA/94/081
^WITHDRAWN

Received 06/06/1991 Decision & Date

Completd 20/06/1991 Conditional

Revised

03/09/1991

TP No Brief Description of Proposal 7 of 8

* FOR INFORMATION ONLY *
T & C P ACT 1990 (AS AMENDED). T & C P (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992. DISCONTINUANCE NOTICE REGARDING ALLEGED BREACH AND REQUIREMENTS: DISCONTINUE THE USE OF THE FLANK WALL OF THE SITE FOR THE DISPLAY OF ADVERTISEMENTS.Adverts &
History No<-APPEAL
LODGED AG-
AINST DIS.
NOTICE.

Received Decision & Date

Completd

Revised

DIS NOTICE.

18/09/1998

TP No PP/99/0802 Brief Description of Proposal 8 of 8

ERECTION OF A GROUND FLOOR REAR EXTENSION TO THE EXISTING RETAIL SHOP, REFURBISHMENT OF UPPER PARTS TO CREATE THREE, ONE-BEDROOM FLATS, INVOLVING CHANGE OF USE OF FIRST FLOOR FROM CLASS B1 OFFICE AND FORMATION OF A ROOF TERRACE AT REAR FIRST FLOOR.

Received 15/04/1999 Decision & Date

Completd 21/04/1999 Conditional

Revised

17/12/1999

JA
9/2

MRS B ALLEN
60 Radford House
1 Pembridge Gardens
W2 4EE

EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	6 FEB 2004				PLANNING		
K.C.							
N	C	SW	SE	APP	IO	REC	
			ARB	EPLN	DES	FEEES	

52

The Executive Director of Planning
& Conservation.
The Royal Borough of Kensington
& Chelsea

Your ref: DPS/DCN/PP/03/02640/JW & PP/03/02641/JW

27 January 2004

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED DEVELOPMENT AT: 66, NOTTING HILL GATE.**

I wish to object to the above-mentioned proposal on the following grounds:

- this is a substantial 'amendment' to the original proposal. Those who did not feel strongly about that proposal but now feel threatened by this new proposal should have been given the full time for objections;
- it is a serious threat to the remaining amenities enjoyed by residents of Radford House, especially to those who occupy flats at the rear of Radford House and those who use the garden;
- the proposed extension is directly to the east of and very close to Radford House and will severely restrict daylight to those residents living in the rear of Radford House - a ground floor extension to 64, Notting Hill Gate (Rymans stationary) some years ago had precisely this effect on the basement and ground floor flats at the rear of Radford House;
- the proposal is in a conservation area. Although it will not be visible from the street it will be visibly and physically intrusive to many who live overlooking what is currently a relatively attractive and quiet area composed of rear gardens and trees;
- the proposed three floor development is far too close to Radford House;
- the proposed terraces would impose on the privacy of those living in the rear of Radford House and would be a source of noise;
- the proposed use of the alley way, at the Notting Hill Gate tube station end of Radford House, as the entrance to this proposed development is thoroughly unsuitable. It will increase noise and nuisance to those residents in Radford House overlooking the alley as well as those at the

rear of Radford House, especially on the ground floor and basement;

- there are already some 5 air conditioning units to retail units directly to the rear of Radford House and any more would become intolerable;
- the development would impose a threat to the large, mature tree in the rear garden of Radford House and very close to the boundary wall.

I would strongly appeal that the Council refuse this proposed, totally inappropriate development.

Yours faithfully,

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

B Allen

FILE PP/03/02640

① Ash @ JW

EX DIR	HDC	TP	CAC	AD	CLU	ACT AK
R.B. K.C.	4 FEB 2004			PLANNING	35	
2	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

39 Radford House
1 Pembridge Gardens
London W2 4EE

Tel: 020 7221 7456

3 February, 2004

The Executive Director of Planning
& Conservation.
The Royal Borough of Kensington
& Chelsea
Hornton Street
London W8 7NX

J
S/R

Your ref: DPS/DCN/PP/03/02640/JW & PP/03/02641/JW

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED DEVELOPMENT AT: 66, NOTTING HILL GATE.**

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- ◆ there are already some 5 air conditioning units to retail-units directly to the rear of Radford House and any more would become intolerable;

- ◆ the development would impose a threat to the large, mature tree in the rear garden of Radford House and very close to the boundary wall.

I would strongly appeal that the Council refuse this proposed, totally inappropriate development for the above reasons.

And I would add as a personal observation, after returning from Australia after an absence of some two years, how amazed I was to find that this already over-crowded Notting Hill location, now suffers enormously from irresponsible and/or transient residents dumping large bags of household rubbish on the streets as well as littering them day and night. We also have people using the entrance to the Radford House gates to urinate. The Radford House gates were erected and lighting put in to try and eliminate this anti-social habit, with only a certain number of responsible home-owners/ tenants having keys. If more keys are issued to people unrelated to Radford House and therefore outside of the control of responsible Radford House owners/tenants; then the cleanliness, health, safety and security of this area is further jeopardised.

Yours sincerely,



Noelene Diane Watson



blagclub

blagclub 68 notting 02640 blagclub 2222 02640

6/2

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B.	- 5 FEB 2004				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

30

2nd February 2004

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

Via hard copy and facsimile: 020 7361 2079

Re: Proposed development at 66 Notting Hill Gate W11 3HT

Dear Sir

We are the commercial leaseholders covering three floors at 68 Notting Hill Gate. Our first floor is a licensed members bar and has been for over 30 years. We work very closely with Keith Mehaffy at Environmental Health to ensure we do not disturb our local residents. However we feel that any new residential development carries a greater onus on the developer to ensure the new dwellings construction fits in with the existing status quo.

By this we mean prospective tenants or owners should be made well aware of the presence of our club prior to signing any agreement. They should be made aware that our site has operated as a licensed venue for over thirty years, and the new dwellings should be constructed in a way to eliminate any impact that our club, when operating under normal management procedures, might have on the occupiers right to enjoy their demise without undue disturbance.

Double-glazing of windows, an internal air-conditioning system and adequate soundproofing on adjacent walls are obvious points of reference.

We do not oppose the development out of hand, but we do feel obliged to register our concerns that when adding even more residential units into a very densely populated area, the position of existing commercial traders must first be taken into account, and conditions attached to the development should reflect this consideration.

Yours faithfully

Per Bertelsen
 Director - Mine Limited



blagclub

① Ach ② SW

blagclub

Jh
5/2

2640/2641

2nd February 2004

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

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

Via hard copy and facsimile: 020 7361 2079

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Double-glazing of windows, an internal air-conditioning system and adequate soundproofing on adjacent walls are obvious points of reference.

We do not oppose the development out of hand, but we do feel obliged to register our concerns that when adding even more residential units into a very densely populated area, the position of existing commercial traders must first be taken into account, and conditions attached to the development should reflect this consideration.

Yours faithfully


Per Bertelsen
Director - Mine Limited

objections already registered.

*Peter R. Bloomfield.
70, Radford House
1, Pembridge Gardens
London W2 4EE.*

*on
3/2*

The Executive Director of Planning
& Conservation.
The Royal Borough of Kensington
& Chelsea

28th January 2004.

Your ref: DPS/DCN/PP/03/02640/JW & PP/03/02641/JW

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED DEVELOPMENT AT: 66, NOTTING HILL GATE.**

I wish to object to the above-mentioned proposal on the following grounds:

- ◆ this is a substantial 'amendment' to the original proposal. Those who did not feel strongly about that proposal but now feel threatened by this new proposal should have been given the full time for objections;
- ◆ it is a serious threat to the remaining amenities enjoyed by residents of Radford House, especially to those who occupy flats at the rear of Radford House and those who use the garden;
- ◆ the proposed extension is directly to the east of and very close to Radford House and will severely restrict daylight to those residents living in the rear of Radford House - a ground floor extension to 64, Notting Hill Gate (Rymans stationary) some years ago had precisely this effect on the basement and ground floor flats at the rear of Radford House;
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- ◆ there are already some 5 air conditioning units to retail units directly to the rear of Radford House and any more would become intolerable;
- ◆ the development would impose a threat to the large, mature tree in the rear garden of Radford House and very close to the boundary wall.

I would strongly appeal that the Council refuse this proposed, totally inappropriate development.

Yours sincerely,

[Handwritten signature]
P.R. BLOOMFIELD.

U		CAC	CD	CLU	AO
					AK
C. 28 JAN 2004					PLANNING
		W	SE	PP	IO
		RE	PLU	DES	FES

① Ash
② JW

MR. B.T.F. SMITH.
31 RADFORD HOUSE
1 PEMBRIDGE GARDENS.
LONDON W2 4EE

YOUR REF: DPS/DCN/PP/03/02640
&
PP/03/02641/JW

on
3/2

PROPOSED DEVELOPMENT AT: 66 NOTTING HILL GATE

Dear Sirs

I have strong objections to the above proposed development at the rear of 66 Notting Hill Gate.

- a) My flat is at the rear of Radford House and would be adversely affected by the reduced amount of daylight, after mid day in summertime and earlier during winter.
- b) The amount of noise generated by occupants of the proposed flats, mounting and descending, a long iron staircase not far from my bedroom window (all my windows face east) would be unacceptable. We already suffer from patrons of the 'Black Club', at 68 Notting Hill Gate, when late at night they manage to gain access to the iron fire escape.
- c) The traffic of people passing through the narrow passageway, round the perimeter of Radford House, would be unacceptable congestion, particularly in the event of an emergency, and most importantly for the security of the area. This is a long standing problem that the local police are well aware of.
- d) Finally, in my opinion the entire scheme constitutes an over development of the site, and would create a dangerous precedent.

B.T.F. SMITH
B.T.F. Smith
30 January 2004

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B.	02 FEB 2004			PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

(63)

① Ach ② JW

Peter R. Bloomfield.
70, Radford House
1, Pembridge Gardens
London W2 4EE.

Jn
3/2

The Executive Director of Planning
& Conservation.
The Royal Borough of Kensington
& Chelsea

28th January 2004.

Your ref: DPS/DCN/PP/03/02640/JW & PP/03/02641/JW

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED DEVELOPMENT AT: 66, NOTTING HILL GATE.

I wish to object to the above-mentioned proposal on the following grounds:

- ◆ this is a substantial 'amendment' to the original proposal. Those who did not feel strongly about that proposal but now feel threatened by this new proposal should have been given the full time for objections;
- ◆ it is a serious threat to the remaining amenities enjoyed by residents of Radford House, especially to those who occupy flats at the rear of Radford House and those who use the garden;
- ◆ the proposed extension is directly to the east of and very close to Radford House and will severely restrict daylight to those residents living in the rear of Radford House - a ground floor extension to 64, Notting Hill Gate (Rymans stationary) some years ago had precisely this effect on the basement and ground floor flats at the rear of Radford House;
- ◆ the proposal is in a conservation area. Although it will not be visible from the street it will be visibly and physically intrusive to many who live overlooking what is currently a relatively attractive and quiet area composed of rear gardens and trees;
- ◆ the proposed three floor development is far too close to Radford House;
- ◆ the proposed terraces would impose on the privacy of those living in the rear of Radford House and would be a source of noise;
- ◆ the proposed use of the alley way, at the Notting Hill Gate tube station end of Radford House, as the entrance to this proposed development is thoroughly unsuitable. It will increase noise and nuisance to those residents in Radford House overlooking the alley as well as those at the rear of Radford House, especially on the ground floor and basement;
- ◆ there are already some 5 air conditioning units to retail units directly to the rear of Radford House and any more would become intolerable;
- ◆ the development would impose a threat to the large, mature tree in the rear garden of Radford House and very close to the boundary wall.

I would strongly appeal that the Council refuse this proposed, totally inappropriate development.

Yours sincerely,

P.R. BLOOMFIELD.

EX DIR	HDC	TP	CAC	AD	CLU	AK
						AK
R.B. K.C.		30 JAN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE'S

① Ash

② JW

rn.
v/r

Lindsay Piper
22 Radford House
1 Pembridge Gardens
Notting Hill Gate
W2 4EE

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

27/01/04

Dear Mr French,

Further to your letter of 19th January 2004, I would like to confirm that I strongly oppose the planning and development of 66 Notting Hill Gate for several reasons.

I have looked at the plans and see that the scale of the development will not only affect the amount of greenery that is so scarce in this residential part of London, but it will also affect any natural daylight that we are able to enjoy at the moment. As all my windows face the building it will also be an eye sore, and will no doubt make it harder to sell my property in the near future.

The aim to erect night lights outside would be a nightmare, as these will shine into all my rooms and make it extremely hard for my new baby to sleep.

There will be a complete lack of privacy, with not only the building overlooking my property but also the proximity of my property to the alleyway, which seems to be the only access to the property. We will be constantly disturbed by not only the new residents' personal use, but also by all their friends and relatives visiting. Again, I would like you to take into consideration families whose quality of life will be affected. I do not think that the alleyway is a general route of passage, and it may be an idea for you to check with the local police about the past problems that we have had.

It is interesting that the other developments have a separate entrance on Notting Hill Gate itself, whereas this seems the only property that needs to use the alleyway.

Noise and disturbance is a great concern, as we will hear everyone using the alleyway, and the idea of terraces absolutely horrifies me with regards to noise disturbance. There are already sufficient problems with noise, living in such close proximity to neighbours.

I have lived at this address for 19 years and am confident that this development will have a negative effect on my family. I do hope that you take into consideration the plight of the families and people surrounding, and not be concentrate on a landlord trying to make more money.

Along similar lines, I would like to raise the fact that my dear old friend Mr Gavin has lived on the second and third floors, as a sitting tenant, for the past fifty-six years. At eighty-four years of ages, Mr Gavin does not need the inconvenience, stress and upheaval of this project. Furthermore, the landlord seems to be convincing him that he will not be negatively affected by the situation. I am extremely worried about this and hope that you recognise his rights, and thus will not only reassure him, but also confirm his rights to the landlord himself. Mr Gavin has not been told the extent or details of the refurbishment, and as far as I can see is being kept unknowing, and the landlord appears to be reassuring him until his proposed development has been approved of by the higher authorities.

Mr Gavin is a reasonable, personable and inoffensive man, a true gentleman and ex-soldier who would never mention such a situation, for fear of seeming imposing or difficult. Therefore, I am also writing on his behalf. I hope that you and your company take the time to look after this elderly and alone gentleman, who at the moment is unnecessarily upset with all this incertitude.

I hope to hear from you soon.

Yours sincerely,

A handwritten signature in cursive script that reads "Lindsay Piper". The signature is written in dark ink and is positioned below the typed name.

Mrs Lindsay Piper

c.c Mr Hutchins
Tenancy Relations Officer.

2nd floor
15-25 Artillery Lane
London E1 7LP

yr
vr

John Wade
Planning Officer
North Team
Planning Department
Royal Borough of Kensington and Chelsea
The Town Hall, Hornton Street
LONDON
W8 7NX

By fax 0207 361 3463

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.		29 JAN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

28th January 2004

Dear Mr Wade

**RE: Extension of Ground Floor Shop 66 Notting Hill Gate
and Construction of Maisonette
DPS/DCN/03/02640 and PP/03/02642**

I am a tenant at Radford House and refer to the above applications and comment as follows:

As you are aware under GDPO, article 8 the Local Planning Authority must publicise the application, notifying the neighbours etc. There is no LPA document (informing residents in the area) attached to the gate, which permits access to the rear of 66 Notting Hill Gate. I assume that the rear of the property will have to be accessed to carry out building works. You may agree that this is the most obvious area to fix a document warning residents of any pending planning applications etc. I have not personally seen such a document and am concerned that the consultation process has not been carried out properly.

The reason why I am mentioning the above is that I have only just received the letter from the Local Planning Authority (LPA) (seven days ago) and have now been told that the application is soon to be decided. I find this unacceptable.

I have been informed by several residents at Radford House that the consultation process is still pending, though am concerned that the late arrival of your letter may compromise any objections. I urge you to extend the deadline once you have fixed a notice on the gate so that residents in the locality may air their concerns in a proper manner.

It seems that the application will affect Radford House in an adverse manner, especially those tenants who live at the back of the building. I sympathise with them fully and hope that the LPA understands the consequences of these actions.

You will appreciate that the LPA must have regard to the provisions of the development plan (s.54A). They must also take into account any representations received in response to the publicity of the application and certain other matters if the development affects a listed building or **conservation area**.

I feel that constructing such an extension and maisonette will interfere with the enjoyment of the garden at the back of Radford House and spoil the view that several residents may currently be enjoying. It will also severely block out light at the back of the building.

You will also be aware that "other material considerations" (Stringer v Minister of Housing and Local Government 1971) may be relevant in regard to the application. The protection of private interests and retention of existing use may have a bearing on this application. If the LPA approves such an application it may cause the owners of other units on Notting Hill Gate to request such planning permission. You have a real danger of setting an undesirable precedent in the locality.

The previous planning history must also be taken into account. There is a footpath at the rear of these shops and a communal garden-is it wise to extend a property and create a maisonette in such an area, particularly when it is so close to Radford House? It may also be the case that this extension will cause a fire escape hazard. Has the fire brigade inspected the area and been fully consulted.

There may also be environmental considerations, which need to be taken into account. I am concerned that approving the extension of the shop and erection of a maisonette will result in excessive noise and dust pollution during the building stage.

I look forward to hearing from you and would be grateful for any feedback.

Kind regards

Yours sincerely

Charles Lagares LL.B., LL.M
Solicitor

R B K C

JOB #275

DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	STATUS
001	1/29 17:43	020 7375 2535	EC--S	01' 00"	003	OK L1

FAX FROM

NAME: WADE
MR MOUNTNEY

THE DIRECTORATE OF PLANNING SERVICES

DATE: 29.1.04.

MAIN TELEPHONE NUMBER: 020 7937 5464

DIRECT LINE: 0207 - 3612275.

FAX NUMBER (if different from below): /

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

TO

NAME: MR MOUNTNEY

OF: DANIEL CONNAL PARTNERSHIP.

ADDRESS: MONMOUTH HOUSE, ARTILLARY LANE

POSTAL CODE

FAX NUMBER: 020 7377 2650

NUMBER OF PAGES TO FOLLOW: 2.

COMMENTS AND/OR INSTRUCTIONS (if any)

Dear Mr Mountney, as discussed.
Having another look at the plans, is it not possible to provide access for the residential flats from the frontage of the property in Notting Hill Gate? The rear access over the roof is tortuous and far from ideal. I am afraid this afternoon I have received a number of objections from residents in the flats at 1/3 Pembroke Gardens concerning the rear access. It would be good if this aspect could be re-examined if you have any queries, please ring me.
Thanks, Jan Wade.

OUR FAX NUMBER IS: 020 7361 3463

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. Mountney,
Daniel Connal Partnership,
Monmouth House,
42 Artillery Lane,
London E1 7LS

Switchboard: 020 7 937 5464
Extension: 2275
Facsimile: 0207 361 3463
Email:
Web: www.rbkc.gov.uk

28 January 2004

My reference: DPS/DCN/PP/03/ Your reference:
02640/JW

Please ask for: Mr. J. Wade

Dear Mr. Mountney,

Re: Town and Country Planning Act 1990
Extension of ground floor shop unit at rear of 66 Notting Hill Gate
Conversion of existing maisonette into three self contained, one bedroom flats and
rear extensions at first and second floor levels with roof terrace at third floor level
(refs. PP/03/02640 and PP/03/02641)

Further to your recent telephone conversation with my officer, Mr. Wade, I can confirm that a site visit to the property has been conducted and that you have given some verbal feedback. However, you have requested this in writing.

In terms of the proposal, it is noted that there is no front access to the property and that access is presently gained via an alleyway in Pembridge Gardens. Whilst this situation is far from ideal, other properties are served by this access and on balance the rather tortuous route to gain access to the upper floors is considered acceptable. However, it is considered that the roof path needs amending so that it is on the western flank of the roof rather than the eastern, thereby avoiding the first floor bedroom window at No. 64 and the impact both in terms of overlooking and noise and disturbance.

In terms of the ground floor extension, it is not entirely clear how this relates to the rear extensions at adjoining properties. However, it appears to involve all of the rear curtilage being infilled to the rear boundary of the site. It is considered that it should be stepped in so that it reaches no further than the rear extension at No. 68. Views of the rear can be obtained from surrounding residential gardens and any staircase should not project further than that existing at No. 68. It may be possible that the staircase could be shared if the access is relocated.

The proposed extensions at first and second floor level, may, on balance, be considered acceptable, but the large roof terrace at third floor level is a further point of concern. There is no pattern of roof terraces at this level and there is residential accommodation, both in Notting Hill Gate and Pembridge Gardens in close proximity. Whilst a French door with doorguard may be acceptable, a roof terrace of the size proposed is not.



INVESTOR IN PEOPLE

The Director of Transportation and Highways objects to the proposal on the basis that no off-street parking is proposed. Whilst this in itself does not always form grounds of refusal the proposal is suitable for a car and permit free agreement and you may wish to give this some consideration if a further application is received.

The 8 week deadline for both applications expires on 9th February 2004 and as they stand it is likely that both applications would be recommended for refusal. However, if you have any further queries please contact my officer, Mr. Wade (020 7361 2275). All comments are for informal guidance only and without prejudice.

Yours sincerely,



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

M. J. French
Planning and
Conservation

① Ark
② DW

Louise Hoffman
Flat 59

Ref: DPS/DCN/PP/03/02640
PP/03/02641/JW

RADFORD MOORE
1 Pembroke Gardens
London W2 4EE

26.1.04

Dear Mr French

Re: objection to the proposed development at
66 Notting Hill Gate, W11 3HT

I have 2 points of objection;

- 1) the extension to the shop at the rear -
there is already a lot of noise coming from
the shop particularly in the summer (the noise from the fans)
- 2) the other objection I have is to the roof terrace
- again this is a noise issue, noise travels so
easily - possible evening parties on this 'roof terrace'
would be a nightmare for local residents.

please do not allow it:

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	K.C.	27 JAN 2004	PLANNING			
N	C	SW	SE	APP	IO	REC
			ARB	PLN	DES	FEES

with many thanks
yours sincerely
Louise Hoffman

① Ach
② SW

EX DIR	HDC	TP	CAC	AD	CLU	AOV	AK
R.B.	27 JAN 2004			PLANNING			
K.C.							
NV	C	SW	SEN	APP	NO	REC	
			ARB	PLN	DES	FEES	

29/1

11 Radford House
1 Pembridge Gardens
London W2 4EE

23.01.2004

Dear M J French

Regarding: Proposed development at: 66 Notting Hill Gate, London, W11 3HT

I have some concerns regarding the development of the above-mentioned property.

The first one is regarding access to the development.

If this is the walkway between Radford House and Notting Hill Gate it will have a significant noise impact on people living in that area of Radford House particularly at night when people are sleeping. For me personally access would go right past my bedroom windows. I am assuming the passageway would have to have safety lighting and have been informed by your department that the property would be accessed at first floor level. This area is already heavily populated and we suffer lots of noise and light disturbance from that access point already.

My other concern is regarding the roof terrace for the flat at third floor level. This again in a heavily populated area has the potential for causing additional noise and disturbance to the neighbourhood.

I hope that you can take my comments into consideration.

Yours sincerely

Susan Curry *S. Curry*

Please contact me if necessary on
0207 565 2282 (H)
0208 962 0554 (W)
or e-mail Sue.Curry@RBKC.gov.uk.

13, Radford House
1, Pembridge Gardens
London W2 4EE

Telephone: ~~01-229-6826~~

and Fax 207-7229 6826

EX DIR	HDC	TP	CAC	AD	GLU	AD AK
R.B. K.C.	29 JAN 2004			PLANNING		
NV	C	SW	SE	APP	IG	REC
				ARB	FIN	DES FEES

① Ash

② JW

28th January, 2004

Planning and Conservation Dept.

Dear Sir, Your Ref DPS/DCM/PP/03/02640
and 02641

re: 66 Notting Hill Gate

I wish to register my strongest objection to the substantial "amendments" proposed. There does appear to be a human conflict in that an old man, in his late eighties, has occupied the top two floors for more than fifty years. He, I understand, has been assured by the applicant's agent that he will not be affected by the proposed change but this appears to be less than an honest statement.

There is no proposal to construct or alter the existing access to an highway. It would seem, therefore, that the private alleyway running from Radford House (1 Pembridge Gardens), passing just 2 metres from my ground floor bedroom window, and those of my neighbours, would be used as a public highway which would be a gross imposition. Also this means a walk of approx. 60 metres from the alleyway entrance gate to the first floor entrance proposed for the residential extension. As the proposal includes redevelopment of the shop front in Notting Hill Gate, why not

a separate entrance leading to the first floor residential area, like the shops on either side, nos. 64 and 68.

Finally the proposed extension is due East of Radford House (No. 1. Pembroke Gardens and would substantially block out morning light and general day light

In summary, if the residential extension were approved, in any form, it would represent a severe loss of privacy, loss of light, disturbance and noise and a further loss of the general amenities, particularly to residents of Radford House

Any commercial approval should limit the "retail" extension in external size to that of the retail extension at No 68 Notting Hill Gate.

Yours faithfully
Allan Morris

(ALLAN MORRIS)



FAX

DANIEL CONNAL PARTNERSHIP

To: John Wade Ref: 2446

From: Peter Ciesielski No. of Pages: 1
(incl. this page)

Fax No: 0207 361 3463 Date: 23/01/04

RE: 66 Notting Hill Gate, London W11

Chartered Surveyors

Monmouth House
42 Artillery Lane
London E1 7LS
Telephone 020 7375 2535
Fax 020 7377 2650
Email
london@danielconnal.co.uk
www.danielconnal.co.uk

LONDON

SOUTHEND-ON-SEA

COLCHESTER

NORWICH

MESSAGE:

Further to our telephone conversation of Monday 19th January 2004, I have discussed your comments with our client and received further instructions.

We are in the process of preparing revised proposed drawings, details of which I would like to discuss with you in person early next week. These drawings will be submitted as a revision to our initial application.

Regards,

Peter Ciesielski for & on behalf of
THE DANIEL CONNAL PARTNERSHIP

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

QUANTITY SURVEYORS
BUILDING SURVEYORS
PROJECT MANAGERS
HEALTH & SAFETY ADVISERS
ARBITRATORS & MEDIATORS
FACILITIES MANAGERS

Partners

Neil Clark FRICS M&PS
Bob Juniper FRICS FFB FCI&P
Simon J. Franklin BSc FRICS
Robert A. Dale BSc (Hons) CFM DipFM
FRICS FBEng

Senior Associate

Robert P. Rickards MRICS FFB

Associates

Ron Harkin Tech.SP - IOSH M&PS
Peter J. Foekel BSc MRICS
Christian D. Mountney DipSurv MRICE

Consultants

Ronald A. Johnson FRICS
John Pemberton FRICS FASIF FFB

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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

File Copy

2079/ 2080

020-7361- 2079/ 2080

Switchboard:

Extension:

Direct Line: 020-7937-5464

Facsimile:

My reference:

Your reference:

Please ask for 020-7361-3463

Date: 19 January 2004

My Ref: DPS/DCN/PP/03/02640 & PP/03/02641/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 66 Notting Hill Gate, London, W11 3HT

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal Corrected Description - Extension of ground floor shop unit at rear. Conversion of existing maisonette into three self-contained, one bedroom flats and rear extensions at first and second floor levels with a roof terrace at third floor level. (Please note: Comments already received will be taken into account.) I would be grateful if you could ensure all further comments are received by 02/02/03 as the case will be decided soon after this date.

Applicant J. E. Lyons, C/o Anthony Filer, 1 Gt. Cumberland Place, London, W1H 7AX

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

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

REVISED DRAWINGS RECEIVED

RENOTIFICATION INSTRUCTIONS

FILE NUMBER .. 03/02640 and 03/02641 (duplicate applications)

ADDRESS .. 66 Notting Hill Gate,
.. W11 ..
.....
.....

[delete, circle, highlight, or add as appropriate - a typical combination would be 2, 5 and 6, or 1, 4, 5 and 6]

- 1. Please re-notify ALL those notified on application, including objectors - 14 days. (Incorrect description)
- 2. Please re-notify all objectors
- 3. Please re-notify the following people/parties

X88

.....
.....
.....
.....

4. ~~Please re-advertise (Site Notice/Press Advert)~~

5. Please REVISE DESCRIPTION to read:

✓ "Revised drawings received involving Extension of ground floor shop unit at rear. Conversion of existing maisonette into three self-contained one bedroom flats and rear extensions at first and second floor levels with a roof terrace at third floor level." (comments already received)

"I would be grateful if you could ensure all further comments are received by 2.2.03 as the case will be decided soon after this date" will be taken into account)

6. Please forward a set of revised drawings to relevant library

Notes of meetings/phone calls

Date

15/1/04

Adjoining properties have extras
Is main entrance 66A/66B to the rear?

Private way to the rear of flats?

Entrance convoluted.

Extra at upper floor levels may be ok

Roof terrace unacceptable.

Description misleading

Alleyway has gate entrance access

to 66A/B + 70A/B.

13, Radford House
1, Pembridge Gardens
London W2 4EE
Telephone: ~~01 229 6826~~
+ Fax 020 7229 6826

EX DIR	HDC	TP	CAC	AD	CLU	AO AK	
R.B. K.C.	12 JAN 2004			PLANNING	35		
N	C	SW	SE	APP	NO	REC	
				ARB	PLN	DES	FEES

① Ash

② JW

9th January, 2004

in
13/11

Planning and Conservation
Royal Borough of Kensington & Chelsea

Dear Sir,

REF: DFS/DCN/PP/03/02640/JW

re: 66 Notting Hill Gate

I wish to register a strong objection to the above-mentioned application on the following grounds. It would have no benefit whatsoever to the surrounding amenities, or to the Notting Hill Gate customer satisfaction.

1. The extension of the ground floor shop would create more concrete and less "green space" to an already congested area. It would further reduce the amount and quality of light reaching the ground floor and basement levels at the rear of Radford House (1 Pembridge Gardens). At the very least, if approved, the extension should not extend beyond the end brick wall of no. 66 Notting Hill Gate.
2. As regards the conversion of an existing maisonette into 3, s/c. one bedroom flats, any approval should prohibit the extension of the existing external walls. It should prohibit usage of the private narrow alleyway between the rear of Radford House (1 Pembridge Gardens) and 68/70 Notting Hill Gate.

This alleyway is just two metres from my ground floor bedroom window and those of my neighbours.

Any benefit from this application to the applicant would be outweighed by the negative impact to character and amenity to the immediate area.

Yours faithfully

Allen Morris

(ALLAN MORRIS)

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K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

RBK&C TRANSPORTATION COMMENTS

PP Number: 03/2640	Address: 66 Notting Hill Gate, W11 3HT	Date of obs: 23 rd Dec 2003		
Proposal: Extension of ground floor shop. Conversion of existing maisonette into three self contained one bedroom flats.				
More info needed	No Objection	No objection STC	Concern Raised	Objection
				✓
Initial Observations		Transportation Officer:		DC Officer:
Full Observations		Robert Johnson		Jon Wade CTL
Further Observations (no.)				

Comments:

TR42 of the UDP sets out the Council's policy '*to require new residential development to include off-street parking*'. None is indicated on the plans. The Council's standard is for a maximum of one off-street parking space to be provided for dwellings of four habitable rooms or less. This development therefore requires a maximum of three such spaces.

TR36 of the UDP states that the Council is '*to resist development which would result in inter alia any material increase in traffic or parking, or in congestion on the roads or on public transport*'. The creation of two additional dwellings on the site may lead to an increased demand for resident's parking permits. The Council's survey of on-street residential parking in 1999 showed over 90% occupancy of spaces in the adjacent Pembridge Gardens during the day, and adding to this level of parking stress is considered unacceptable. The maximum provision of three off-street parking spaces would therefore be sought.

Paragraph 7.21.27 of the UDP states "*When a residential development is proposed with no on-site car parking provision, adequate means must be agreed with the Council to avoid any increase in on-street parking demand from the development.*" The applicant has not proposed any such means. This development is suitable for a Car and Permit Free agreement, which would mitigate the transport impacts.

P.T.O.

TR9 of the UDP requires the Council '*to require the provision of cycle parking facilities in residential and commercial developments...*'. The plans do not indicate any such facilities. The Council's standard is for a minimum of one safe, secure and convenient parking space to be provided per dwelling, a minimum of three at this development. I note there appears to be level rear access to this and all of the applicants adjoining properties, and the applicant could be encouraged to provide cycle parking and access in order to comply with this Council standard, should the C.O. recommend approval of PP.

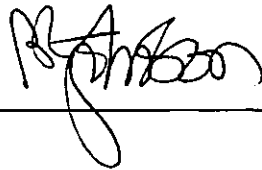
Suggested conditions, should the C.O. be minded to recommend approval:

- Provision of a minimum of three cycle parking spaces and access thereto.

Relevant transportation policies: TR42, TR36 and TR9

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

Signed:

A handwritten signature in black ink, appearing to read 'R. Johnson', is written over the 'Signed:' label.

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

Switchboard:

Extension:

Direct Line:

Facsimile:

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

My reference:

Your reference:

Please ask for:

(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/03/02640/JW

Date: 26/12/2003

66 Notting Hill Gate, London, W11 3HT

Extension of ground floor shop unit at rear. Conversion of existing maisonette into 3 No. self-contained one bedroom flats.

APPLICANT J. E. Lyons,

*Posted lamp posts
23/12/03 outside
J.E.L.*

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.

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

REASON FOR DELAY

CASE NO / /

case is identified as a "Target" application, with the target of being passed 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,

.....
I have been unable to ensure that this case has been determined within the 8 week target 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*].....

.....
Signed..... (Case Officer)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Transportation Observations (Initial)

Direct Line: 020-7361-2275

Extension: 2275

Facsimile: 020-7361-3463

Switchboard: 020-7937-5464

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Date: 19 December 2003

My Ref: **DPS/DCN/PP/03/02640** Your ref: Please ask for: **J. Wade**

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 66 Notting Hill Gate, London, W11 3HT

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

It is hoped to present this application to the Planning Services Committee prior to 09/02/2004. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

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

Yours faithfully

M.J. FRENCH

Executive Director, Planning and Conservation



INVESTOR IN PEOPLE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

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: 19 December 2003

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/03/02640/JW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 66 Notting Hill Gate, London, W11 3HT

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 Extension of ground floor shop unit at rear. Conversion of existing maisonette into 3 No. self-contained one bedroom flats. (Duplicate Application).

Applicant J. E. Lyons, C/o Anthony Filer, 1 Gt. Cumberland Place, London, W1H 7AX

THE PLANNING INFORMATION OFFICE CHRISTMAS OPENING HOURS:

Mon 22nd & Tue 23rd Dec 9.00am - 4.45pm. Wed 24th Dec 9.00am - 1.00pm. Christmas Day and Boxing Day CLOSED. Mon 29th & Tue 30th Dec 9.30am - 1.00 + 2.00pm - 4.30pm CLOSED 1pm-2pm. Wed 31st Dec 9.30am - 1.00pm. Thur 1st Jan CLOSED. Fri 2nd Jan 9.30am - 1.00pm, 2.00pm - 4.15pm CLOSED 1.00pm-2.00pm

Yours faithfully

M. J. FRENCH
Executive Director, Planning and Conservation

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PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/03/02640/JW
Room No:**

CODE A1

Date: 19 December 2003

DEVELOPMENT AT:

66 Notting Hill Gate, London, W11 3HT

DEVELOPMENT:

Extension of ground floor shop unit at rear. Conversion of existing maisonette into 3 No. self-contained one bedroom flats.

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

PP032640

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA PP032640



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

DANIEL CONNAL PARTNERSHIP MONMOUTH HOUSE 42 ARTILLERY LANE LONDON E1 7LS

Telephone: 020 7361 2010 Facsimile: 020 7361 3463

9th DECEMBER 2003

My reference: TP/PEND/BR

Your reference: STJ

Please ask for: BRIAN ROCHE

Dear Sir (Madam). FAO : MR. MOUNTNEY

Fees + Registration Office

Town and Country Planning Act, 1990 - Town and Country Planning (General Permitted Development) Order 1985 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, 2002

I refer to your two Planning Application dated 4/12/03 (received 8/12/03) for

66 NOTTING HILL GATE.

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.

DANIEL CONNAL PARTNERSHIP RECEIVED 11 DEC 2003

Total Fee Required £ 880

£ 1320 - 00p
£ 440
£ 880 - 00p

PLEASE SEE SHEET ATTACHED

Grid with columns: EX DIR, HDC, TP, CAC, AD, CLU, AO, AR, N, C, SW, SE, APP, IO, REC, ARB, FPLN, DES, FEES

the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully M.J. French Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/PEND/BR TWO SEPARATE APPLICATIONS Address: 66 NOTTING HILL GATE LONDON R.B. K.C. 15 DEC 2003

100

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
PP 032640

DANIEL CONNAL PARTNERSHIP Telephone: 020 7361 2010
MONMOUTH HOUSE Facsimile: 020 7361 3463
42 ARTILLERY LANE
LONDON
E1 7LS

9th DECEMBER 2003

My reference: TP/PEND/BR

Your reference: SJJ

Please ask for: BRIAN ROCHE

Dear Sir (Madam), FAO : MR. MOUNTNEY

|| (FEES & REGISTRATION OFFICE)

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 ^{TWO} Town Planning Application dated ^S 4/12/03 for ^(RECEIVED 8/12/03)

66 NOTTING HILL GATE.

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"/>	£ 880 Total Fee Required	£ 1320 = 00p	} PLEASE SEE SHEET ATTACHED,
	Received	£ 440	
	Outstanding	£ 880 = 00p	

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 TWO SEPARATE APPLICATIONS
Address: 66 NOTTING HILL GATE
LONDON W.11.

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

Signed _____

Date _____

SJJ/2446/EAW/07

5th December 2003

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

PP032640

**DANIEL
CONNAL
PARTNERSHIP**

Chartered Surveyors
Monmouth House
42 Artillery Lane
London E1 7LS
Telephone 020 7375 2535
Fax 020 7377 2650
Email
london@danielconnal.co.uk
www.danielconnal.co.uk

**LONDON
SOUTHEND-ON-SEA
COLCHESTER
NORWICH**

Dear Sirs

66 NOTTING HILL GATE, LONDON, W8

We attach herewith 2 no planning applications in respect of the above property.

If you have any queries regarding the application please do not hesitate to contact our Mr Mountney.

Yours faithfully

Daniel Connal Partnership

cc Anthony Filer - Anthony Filer & Co

ENC

EX	HDC	TP	CASH	AD
DIR				
P.B.	8 DEC 2003			PLANNING
K.C.				
N	C	SW	SE	APP
			ARB	PPU
			DES	FEED

**QUANTITY SURVEYORS
BUILDING SURVEYORS
PROJECT MANAGERS
HEALTH & SAFETY ADVISERS
ARBITRATORS & MEDIATORS
FACILITIES MANAGERS**

Partners
Neil Clark FRICS MaPS
Bob Juniper FRICS FFB FCI Arb
Simon J Jacklin BSc FRICS
Robert A Dale BSc (Hons) CEM Dip FM
FRICS FBErg
Senior Associate
Robert P Rickards MRICS FFB
Associates
Ron Birkin Tech.SP . IOSH MaPS
Peter J Foskett BSc MRICS
Christian D Mountney DipSurv MRICS
Consultants
Ronald A Johnson FRICS
John Bainbridge FRICS FASI FFB

SJJ/2446/EAW/07

5th December 2003

The Planning & Conservation Department
Royal Borough of Kensington & Chelsea
Town Hall
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PP032640

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cc Anthony Filer - Anthony Filer & Co

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EX	HDC	TP	CA			
DIP						
F.S.	8 DEC 2003			PLANNING		
K.C.						
N	C	SW	SE	APP	IO	REC
				ARB	PLN	DES

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SJJ/2446/EAW/07

5th December 2003

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

PP032640

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QUANTITY SURVEYORS
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