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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

GVA Grimley,
10 Stratton Street,
London
W1X 6JR

APPLICATION NO: LB/01/00638

APPLICATION DATED: 21/03/2001

DATE ACKNOWLEDGED: 26 March 2001

APPLICATION COMPLETE: 26/03/2001

DATE TO BE DECIDED BY: 21/05/2001

SITE: 40 Ovington Street, London, SW3 2JB

PROPOSAL: Internal opening and creation of glazed lightwell infill on rear elevation. (Listed Building Consent)

ADDRESSES TO BE CONSULTED

- 1.
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- 15.

See PP/01/00637

CONSULT STATUTORILY

HBMC Listed Buildings
HBMC Setting of Buildings Grade I or II
HBMC Demolition in Conservation 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
The Environment Agency
Thames Water
Crossrail
LRT/Chelsea-Hackney Line
Victorian Society

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
Govt Office for London
Twentieth Century Society

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 40 OVINGTON STREET

POLLING DISTRICT RA

- | | | | |
|-----|--|--------|--|
| 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	
									C	N							
1	II		K.64														

	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:

Our Ref.: NDL/MJO/02a087137
Your Ref.:

GVA Grimley

International Property Advisers

5 June 2001

David Shorland
Planning Inspectorate
Appeals Registry
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

10 Stratton Street
London W1J 8JR
Telephone 0870 900 89 90
Facsimile 020 7911 2560
www.gvagrimley.co.uk

Direct Line 020 7911 2331
njo@gvagrimley.co.uk

COPY

Dear Mr Shorland

PLANNING & LISTED BUILDING APPEALS, 40 OVINGTON STREET, LONDON, SW3 2JB

Further to our letter dated 30 May 2001, in respect of two appeals, against the refusal of planning and listed building consent by the Royal Borough of Kensington and Chelsea, please find enclosed an amended application form for Listed Building consent, as requested. I trust this is acceptable.

Please do not hesitate to contact Jon Dingle or Mary-Jane O'Neill with any further comments.

Yours faithfully,

GVA GRIMLEY

✓ c.c. Executive Director, Planning and Conservation, Royal Borough of Kensington and Chelsea.

Enc.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(73) - 6 JUN 2001							
EX DIR	IO	REL	ARB	FWD PLN	CON DES	FEE	

LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date of receipt of the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MS HELEN GREEN
 Address N/A Your reference _____
 _____ Daytime phone no _____
 _____ Fax no _____
 Postcode _____ E-mail address _____

COPY

B. AGENT DETAILS (if any)

Name GVA GRIMLEY
 Address 10 STRATTON STREET Your reference JON DINGLE
LONDON Daytime phone no 020 7911 2711
 _____ Fax no 020 7911 2560
 Postcode W1J 8JR E-mail address jcd@gvagrimley.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA KENSINGTON & CHELSEA LPA's application reference no LB/01/00638/CLBA
 Date of the LBC/CAC application 22/03/01 Date of LPA's decision notice (if issued) 17/05/01

D. APPEAL SITE ADDRESS

Address 40 OVINGTON STREET
LONDON Postcode SW3 2JB
 National grid reference TQ 275790
 (Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers. eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

ERECTON OF GLAZED LIGHTWELL INFILL EXTENSION AT REAR FIRST FLOOR LEVEL.

Size of the whole appeal site (in hectares)

0.008 ha

Area of floor space of proposed development (in square metres)

7.54 sq.m

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to: (*Delete as appropriate) Please tick **one** box only ✓

1. refuse *listed building consent/conservation area consent for the development described in Section E.
2. grant *listed building consent/conservation area consent for the development subject to conditions which you do not like.
3. refuse to vary a condition(s) in a previous grant of *listed building consent/conservation area consent.
4. refuse to remove a condition(s) in a previous grant of *listed building consent/conservation area consent.

Or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for *listed building consent/conservation area consent.

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting listed building consent or conservation area consent, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE COVERING LETTER

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please tick one box only ✓

1. WRITTEN REPRESENTATIONS

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit.

2. HEARING

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY

Please give reasons why you think an inquiry is necessary .

I. APPEAL SITE OWNERSHIP DETAILS

COPY

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply:

Please tick one box ✓

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the building to which the appeal relates;

OR

~~CERTIFICATE B~~

~~I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of the building to which the appeal relates, as listed below:~~

~~Owner's name~~

~~Address at which notice served~~

~~Date the notice was served~~

~~CERTIFICATES C and D~~

~~If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.~~

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed GVA Grimley

(on behalf of) MS HELEN GREEN

Name (in capitals) GVA GRIMLEY

Date 5/6/01

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, must be sent with your appeal form; 7-9 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- 1. A copy of the original **planning application** sent to the LPA.
- 2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).
- 3. A copy of the **LPA's decision notice** (if issued).
- 4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).
- 5. Copies of **plans, drawings and documents** sent to the LPA as part of the application.
- 6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).

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

- 7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:

- 8. Any relevant **correspondence** with the LPA.
- 9. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

COPY

K. SUPPORTING INFORMATION

- Please tick **one** box only
- | | Grade I | Grade II* | Grade II |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. If the building is listed, please indicate the grade of the building. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Yes | No | |
| 2. Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. Does the appeal relate to an application for conservation area consent? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

L. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

- 1. I confirm that I have sent a copy of this appeal form and documents to the LPA - **N.B.** if you do not, your appeal will not normally be accepted.
- 2. I confirm that section J has been fully completed.
- 3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed GVA Grimley (on behalf of) MS HELEN GREEN
 Name (in capitals) GVA GRIMLEY Date 5/6/01

G. GROUNDS OF APPEAL (continued)

COPY

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ
Fax no: 0117 987 8769
- **1 COPY to the LPA**
Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.
- **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid.
- 2) Write to you and the LPA and tell you the procedure for your appeal.
- 3) Tell you the timetable for us receiving further information or representations. **If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.**
- 4) Tell you about the arrangements for the site visit, hearing or inquiry.
- 5) Tell you our Inspector's decision.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)	
Full Name: <i>Ms</i> HELEN GREEN	
Address: N/A	
Postcode:	Reference:
<i>Failure to provide the postcode may cause delay in processing your appeal.</i>	
Daytime Telephone No:	Fax No:
Agent's Name (if appropriate): GVA GRIMLEY	
Agent's Address: 10 STRATTON STREET	
LONDON	
Postcode: W1J 8JR	Reference: JON DINGLE
<i>Failure to provide the postcode may cause delay in processing your appeal.</i>	
Daytime Telephone No: 020 7911 2331	Fax No: 020 7911 2560
B. DETAILS OF THE APPEAL	
Name of the Local Planning Authority (LPA):	
Description of the Development: PLANNING/LISTED BUILDING CONSENT: ERECTION OF GLAZED LIGHTWELL INFILL EXTENSION AT REAR FIRST FLOOR LEVEL.	
Address of the Site: 40 OVINGTON STREET LONDON Postcode: SW3 2JB <i>Failure to provide the postcode may cause delay in processing your appeal</i>	National Grid Reference (see key on OS map for Instructions). Grid Letters: Grid Numbers eg TQ:298407 527520, 178957
Date and LPA reference number of the application you made and which is now the subject of this appeal: LB/01/00638/CLPA	Date of LPA notice of decision (if any): 17 MAY 2001
Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: N/A	

COPY

FORM

INQUIRY

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:-

(*Delete as appropriate)

(✓)

- 1. to *refuse/grant subject to conditions, planning permission for the development described in Section B.
- 2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission.
- 3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission.

Or the failure of the LPA:-

- 4. to give notice of its decision within the appropriate period on an application for permission or approval.

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

- 1. WRITTEN REPRESENTATIONS

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.)

- 2. LOCAL INQUIRY Please give reasons why an inquiry is necessary

- 3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable.

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

- 1. The application submitted to the LPA;
- 2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage;
- 3. Plans, drawings and documents forming part of the application submitted to the LPA;
- 4. The LPA's decision notice (if any);
- 5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise:
- 6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). (Failure to submit this can delay your appeal).

Copies of the following should also be enclosed, if appropriate:

- 7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission;
- 8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes);
- 9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

~~**CERTIFICATE B**~~

~~I certify that:~~

~~I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.~~

~~Owner's Name _____ Address at which notice was served _____ Date on which notice was served _____~~

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

*• None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

*• ~~I have/the appellant has *given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:~~

~~Tenant's Name _____ Address at which notice was served _____ Date on which notice was served _____~~

* Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.

Signed... GVA Grimley(on behalf of) MS. HELEN GREEN.....

Name (in capitals) GVA GRIMLEY Date 30/5/01.....

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE MUST be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

SEE COVERING LETTER

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed GVA Grimley (on behalf of) MS HELEN GREEN

Name (in capitals) GVA GRIMLEY Date 30/5/01

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

◆ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

◆ **2ND COPY: Send one copy to the LPA**, at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

REASON FOR DELAY

CASE NO. LB/01/63

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

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

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

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

Signed..... (Case Officer)

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/01/00638/JW

CODE 1D

Room No:

Date: 27 March 2001

DEVELOPMENT AT:

40 Ovington Street, London, SW3 2JB

DEVELOPMENT:

Internal opening and creation of glazed lightwell infill on rear elevation. (Listed Building Consent)

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

STATEMENT DUE 25/7

APPEAL

TO: BC

FROM: PA/HD

DATE RECEIVED: 31.5.01.

EXTN: 2081

APPEAL CASE OFFICER: JW	APPEAL ADMIN OFFICER: BB
OUR REF: LB/01/00638	DETR REF: E/01/1066630

ADDRESS: 40 OVINGTON STREET, SW3

REASON FOR APPEAL: Refusal.

THE APPEAL WILL BE DETERMINED BY WAY OF:

- WRITTEN REPRESENTATIONS
- INFORMAL HEARING
- PUBLIC INQUIRY

START DATE OF APPEAL:	13.6.2001
3 RD PARTY LETTERS DUE:	27.6 SENT: 19.6.
QUESTIONNAIRE DUE:	27.6 SENT: _____
RULE 6/8 DUE:	— SENT: —
STATEMENT DUE/DATE OF PROOF-EXCHANGE:	25.7 SENT: _____