

# Other Documents

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**PLANNING SERVICES APPLICATION**

**CONSULTATION SHEET**

**APPLICANT:**

Philip Meadowcroft,  
Philip Meadowcroft Architects,  
Unit A2, Linton House,  
39-51 Highgate Road,  
London NW5 1RT

APPROVED BY  
PLANNING SERVICES CTTEE  
  
04 SEP 2001  
  
CONSENT REF.....

APPLICATION NO: PP/01/00859

APPLICATION DATED: 20/04/2001

DATE ACKNOWLEDGED: 25 April 2001

APPLICATION COMPLETE: 24/04/2001

DATE TO BE DECIDED BY: 19/06/2001

SITE: 319 Portobello Road, London, W10 5SY

PROPOSAL: Demolition of existing building containing retail premises at ground floor and 2 self-contained flats at first and second floors and erection of four storey property with mixed retail and residential at ground and new basement levels and further residential accommodation at first, second and third levels as part of single family dwelling.

**ADDRESSES TO BE CONSULTED**

1. 317 - 325 (ODD) + 304 - 310 (EVEN) PORTOBELLO RD
- 2.
- 3.
4. 1 + 3 CHESTERTON ROAD.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

30

✓ 25/4/2001

SEE LIST OF TARGET

**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

✓ ✓ CT 25/4/2001

SPEAK TO  
SAM GAUSER  
25/4/2001  
REQUESTING  
2x SETS OF  
DRAWING  
✓  
CT  
25/4/2001

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 319 PORTOBELLO RD.  
LONDON W10  
319 PORTOBELLO ROAD  
W10.

POLLING DISTRICT E

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

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

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

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

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

**Notes:**

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

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

319 PORTOBELLO ROAD

Property Card N° : 0891 325 00

Sitename :  
Comment :  
TP Arch/History : H 18149  
See Also :

Xref :  
Notes :

PP010859

TP No Brief Description of Proposal 1 of 4

ERECT GROUND AND 1ST FLOOR REAR ADDITION AND TO CONVERT  
1ST FLOOR TO S/C FLAT.

Received	Decision & Date	
Completd	Conditional	19/11/1974
Revised		

TP No TP/83/0800 Brief Description of Proposal 2 of 4

CONVERSION OF THE 1ST AND 2ND FLOORS INTO TWO S/C FLATS AND  
THE ERECTION OF GROUND AND 1ST FLOOR REAR EXTENSIONS.

Received	Decision & Date	
Completd	Conditional	17/08/1983
Revised		

TP No TP/91/1265 Brief Description of Proposal 3 of 4

INSTALLATION OF A NEW SHOP FRONT.

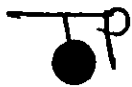
Received 05/08/1991	Decision & Date	
Completd 23/08/1991	Conditional	16/10/1991?
Revised	CON	10/10/1991

TP No PP/99/2542 Brief Description of Proposal 4 of 4

INSTALLATION OF A NEW SHOPFRONT, FOUR VELUX ROOF LIGHTS TO  
MAIN ROOF SLOPES, FRONT AND REAR ELEVATIONAL ALTERATIONS AND  
ERECTION OF A SINGLE STOREY REAR EXTENSION.

Received 09/12/1999	Decision & Date	
Completd 16/12/1999	Conditional	26/07/2000
Revised 26/06/2000		

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



# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 319 PORTOBELLO RD  
LONDON W10  
319 PORTOBELLO ROAD  
W10.

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- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
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- ART IV Restrictions of Permitted Development Rights

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									C	N							
								✓			✓						

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

	Density	
	Site Area	
	Habitable Rooms Proposed	
	Proposed Density	

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

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

**Notes:**

## 319 PORTOBELLO ROAD

Property Card N° : 0891 325 00

Sitename :  
 Comment :  
 TP Arch/History : H 18149  
 See Also :

Xref :  
 Notes :

PP010859

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Received Decision & Date  
 Complet'd Conditional 19/11/1974  
 Revised

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TP No TP/91/1265 Brief Description of Proposal 3 of 4  
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 Complet'd 23/08/1991 Conditional 16/10/1991?  
 Revised CON 10/10/1991

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 MAIN ROOF SLOPES, FRONT AND REAR ELEVATIONAL ALTERATIONS AND  
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Received 09/12/1999 Decision & Date  
 Complet'd 16/12/1999 Conditional 26/07/2000  
 Revised 26/06/2000

① PC

② AP

✓  
15/11

\_\_\_\_ Meadowcroft Architects

Andrew Patterson  
Planning Department  
The Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	G	SW	SE	ENF	AO ACK
15 JAN 2001 22							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

12<sup>th</sup> January 2001

Dear Andrew

**319 Portobello Road. London. W10**

Following my meeting with Chris Turner and Nick Corbett at the above property last week I enclose two copies of our preliminary design report which contains design principles, drawings and photographs of existing and photographs of our 1:100 site model, along with preliminary A3 drawings to show proposed layouts. We described our design intentions in detail to Chris and Nick when we met and they requested this information in order to give it further consideration. Chris mentioned to me that you will be dealing with the property from now on.

The report is intended to be a draft for a final version which we will submit with the planning application which we are hoping will be ready by the end of January. In the meantime I would be very grateful for any comments you may have so that these can be incorporated into the proposals. I would be happy to come and see you at any time to explain any aspect of our proposals in more detail.

I have spent many years working on prestigious projects and currently teach architecture in diploma at Cambridge University. As a practice we are committed to making architecture of the highest quality. Our aim here is create a new addition to the terrace which is clearly of the same character as the existing (and therefore reinforces the terrace itself) but is at the time of a recognisably contemporary design. We want this to be as precious to the Borough as it is to us and would appreciate your involvement and support in our endeavour.

I look forward to hearing from you shortly and to perhaps meeting again on site.

Yours sincerely

Phil Meadowcroft

Cc Simon Finch  
Annabel Grey

M  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

COPY

Meadowcroft Architects

DT

COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

Andrew Patterson  
Planning Department  
The Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
117 30 MAY 2001								
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES		

25<sup>th</sup> May 2001

Dear Andrew

**319 Portobello Road. London. W10 5SY: - PLANNING APPLICATION.  
Revised Proposal**

I hope you had a magnificent holiday in Tobago.

Before you left we discussed possible alterations to the external treatment of the building arising from the environmental strategy being developed with WSP Sustainable Environment consultants. WSP are internationally recognised for their expertise in this field and the dialogue with them is proving to be incredibly informative and constructive.

WSP have now carried out their initial analysis and recommendations. I enclose for your information a copy of theirs report - *'Feasibility Study for the Integration of Renewables and Energy Efficiency Technologies'*.

We are totally committed to the environmental performance of the project and have therefore sought to integrate all of WSP's recommendations into the proposal. I enclose copies of drawings that show our revised proposal in the light of these recommendations.

The proposals are as follows:

- **Photovoltaics to the south east flank wall:**  
WSP indicate that an approximate area of 40m<sup>2</sup> of photovoltaic panels will make a substantial contribution to the electrical loading of the building. To ensure that the efficiency of the panels is not reduced due to shading at any time of year we have carefully placed an area of 25m<sup>2</sup> of PVs on the top right hand corner of the south-east facing façade. This replaces the area of brickwork shown previously. A further 15m<sup>2</sup> of photovoltaic louvre panels is proposed at roof level concealed behind the parapet.

Our A3 photomontage shows the visual effect of the photovoltaic panels to the south-east façade. We propose to use 'thin film amorphous silicon' type photovoltaics etched to allow natural light to the interior through openings behind



May 29, 2001

the panels. This will help to reduce artificial lighting levels. The panels are treated as an integral part of the façade of the building.

• **Cor-Ten rain screen cladding**

In order to improve the environmental efficiency of the building WSP have advised that it is preferable to replace brick with perforated Cor-Ten panels. Cor-Ten has advantages of lower embodied energy, and is recyclable. Accordingly we have extended Cor-Ten to clad the remainder of the visible flank wall.

• **Corner fenestration**

We are showing a revised configuration for treatment of the window openings to the north-east corner of the building at first floor level. This treatment emphasises the '*piano nobile*' and the corner condition. In a subtle way it engages the front facade with the flank and mediates between the monolithic front wall and the 'skin' of the flank. At the same time we consider that this will not compromise the primary rhythm of fenestration to the terrace.

I hope you do not consider the changes to be overt and that they are appropriate. Our conversations with WSP and the rest of the design team continue and will no doubt result in further developments as we continue our collective research. I think that the current proposal is close to a definitive solution. It respects its urban situation and is also innovative and responsible in its approach to issues of sustainability. I hope you agree and I look forward to discussing this with you and Nick on your return.

Yours sincerely



 Phil Meadowcroft

Cc	Nick Corbett	Conservation Officer RBK&C
	Simon Finch	Client
	Vanessa Ford	Simon Finch Rare Books
	Rob Martell	Rob Martell & Partners
	David Warren	Ingealioir
	Rosa Schiano di Cola	WSP Environmental Engineers

① PC + CB  
V 30/5  
② AP

\_\_\_\_\_ Meadowcroft Architects

Andrew Patterson  
Planning Department  
The Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

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	Rosa Schiano di Cola	WSP Environmental Engineers

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

TP No: PP/01/0859	Address: 319 Portobello Road, W10.	Date Received 1/5/01	Date of Obs. 14/5/01	
UDP Prop Alts Paras/Policies		Obj. <del>NO</del> <i>Yes</i>	No obj.	
	Development: Demolition of existings building and rebuild with retail (Class A1) on part B and G, and residential on 1st, 2nd and 3 <sup>rd</sup> floors.	HMO?	No. of Dwelling Units	
			Existing 2	Proposed 1
		D.C. Officer AP	Policy Officer CJT	

**Site:**

The property lies within the Golborne Road LSC.

**Existing use:**

The ground floor is vacant. Its former use was as a retail unit. (Class A1). The floor area of the existing retail unit is approximately 60 sq. m. The first and second floors contained two self contained residential units. These are also vacant. The gross floor area of the existing residential units is approximately 125 sq. m.

**Proposal:**

Demolition and rebuild with a basement, ground and three additional floors. A retail unit would lie in part basement and the front part of the ground floor. The floor area of the retail unit is approximately 60 sq. m.

The creation of a single four bedroom residential unit on part basement and ground and first, second and third floor levels. The proposed residential unit would have a floor area of approximately 160 sq. m. Amenity space would be provided in the garden and by a number of terraces.

**Issues:**

The property lies within a LSC. Therefore, the retention of a retail unit is welcomed. The proposed unit is similar in size to the existing.

The existing residential accommodation is currently vacant and in a very poor state of repair. However, the loss of the existing small residential units is regrettable as is contrary policy H17 which will resist the loss of existing small, self contained flats of one or two habitable rooms. These smaller units are considered to be in particular need within the Borough. The loss of the units are considered to diminish the Borough's housing stock.

However, I do note that there will be considerable benefits to the proposal. In particular I would welcome the net increase in residential floor space, from approximately 125 sq. m. to approximately 160 sq. m. Furthermore, the upgrading of the existing accommodation which is a derelict condition is considered to comply with H13, which seeks to continue to encourage the improvement of the existing housing stock.

The proposed residential unit is considered to be of an appropriate standard which complies with the Council's Housing standards as set out in Chapter 13 of the UDP. I note that the proposal includes the provision of some outdoor amenity space. This is welcomed by Policy LR14 which seeks the provision of amenity space for new family housing.

Raise policy objection due to reduction of Borough's housing stock and loss of units of one or two habitable rooms.

*M.W. Sonch 14.5.07*



X/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 319 Portobello rd.	Appl. No. PP/01/0859	L.B.	C.A.	N C S
Description Redevelopment		Code N		

The existing terrace is very much altered, two in the group have rendered front elevations and two others are in brick, each house has different style windows. The context allows for something a little different and the end of terrace location supports this. At the other end of the terrace, the end building is of a different but complementary style to the main group. The terrace is not within a conservation area.

The rear of the terrace includes a fairly random arrangement of lower storey extensions and fenestration styles; there is some pattern in the way that solid areas frame window openings. Careful thought needs to be given to the rear elevation, as it has been given to the front and side. The rear elevation will affect many private views but no clear proposed rear elevation drawings have been provided. The photographs of models do not show convincing rear elevation designs. Could the architects please provide similar presentation material for the rear elevation as with the front?

The proposed front elevation appears striking. We will need to see samples of proposed "bronze anodized metal frames" to windows; I'm not sure about a bronze finish, steel is usually the most slender and strong. We would need to condition samples of all facing materials.

The rear part of the main flank wall is finished in COR 10 - which could be interesting - as demonstrated at the Royal Court Theatre, Sloane Square. I am not convinced about the opening permutations. Framed openings within a solid wall would add visual interest (and are no doubt required to facilitate the solar passive gain) but I recommend that the broken ends be resisted. The openings should be framed.

The flank wall is very visible from the south of Portobello Road. The tall vertical window is interesting, but perhaps this also needs to be framed by solid render - it may be too close to the edge where there is only a narrow strip of solid to frame it.

The roof level alterations will be concealed behind the existing parapet and as such are acceptable.

The shopfront design is interesting but where will signage go?

Please ensure that proposed elevation drawings are provided at scale 1:50 to allow for comparison with the survey elevation drawings

NJC 9.5.01



DESIGN SURGERY  
X/AD

**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 319 Pontsborno Rd.	Appl. No. TK5 - APP.	L.B.	C.A.	N C S
Description Resevelopment.		Code N		

I agree that the rhythm of the fenestration along the terrace is one of its strongest features, part of this is the relationship between solid walls and the voids of window openings. I think the openings need to be framed by solid and as such I think the first floor opening which wraps around the corner between the front and side elevations is unacceptable. The windows to the frontage should match the proportions of the original, preferably with sash windows to match the corner building at the other end of the terrace. ✓

The treatment for the flank wall could be more flexible as it's not seen against other buildings. The proposed treatment includes a tall light on a different plane to the brickwork which meets a glass box rising above the height of the top parapet - this will be controversial! I don't rule it out completely, but the onus will be on them to justify why this radical treatment should be acceptable.

It's difficult to comment upon the rear elevation given the lack of information, but it closes a long garden vista and so its design will need to be carefully considered.

Careful consideration should also be given to the shopfront design, it should respect the original lines of cornice, fascia, pilasters etc, although a modern interpretation could be considered. Ideally the shopfront should all be on the same plane, i.e. no recessed areas - to avoid the "anti social activities" that go on in such recesses! ✓

NJC 30.01.01

- existing resi floor space,

1st . 1 x BR flat - 14 x 5.5 grass 77 m<sup>2</sup>  
2nd . - Studio flat - 9 x 5.5 50 m<sup>2</sup>.

127 m<sup>2</sup>  
total existing  
resi.

- but being vacant.

proposed .  
1st floor - Ground -- 3 x 5.5 } (cancel out)  
⇒ just ↑ 13 x 5.5 - 3.5 x 3.5 } 7 m<sup>2</sup>

2nd . 9.5 x 5.5 52.25 m<sup>2</sup>  
3rd 5 x 5.5 + 4 x 3 27.5 + 12

162 m<sup>2</sup>  
total  
resi  
proposed

Access to resi separate

⇓  
net ↑ in  
resi floor spc.

319 Pantobello R2

Demolition of existing part.  
existing - AI - ground.

2 x S/C flats 1<sup>st</sup> + 2<sup>nd</sup>.

8.5 x 5  
= 40 sq. ft.  
+ 20 sq. ft.  
- no basement  
60 m<sup>2</sup>.

proposed

retail front portion of G + Basement

total floor area

new new

B+G

+ 1, 2 + 3<sup>rd</sup>.

$$8 \times 5 = 40 \text{ m}^2$$

$$6 \times 3 = 18 = \text{total approx } \underline{58 \text{ m}^2}$$

- ie retail + ancillary storage.

⇒ retail - similar retail space - OK  
- no loss of retail floor space

upper floor ~~SFD~~

1 kitchen unit

- unusual. - adequate size

- amenity space generated + towards.



---

# 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

---

THE OCCUPIER  
FILE COPY

020-7361-2079/2080

020-7937-5464

Switchboard 02079/2080

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 25 April 2001

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/01/00859/AP

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 319 Portobello Road, London, W10 5SY**

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. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

**Proposal for which permission is sought**

**Demolition of existing building containing retail premises at ground floor and 2 self-contained flats at first and second floors and erection of four storey property with mixed retail and residential at ground and new basement levels and further residential accommodation at first, second and third levels as part of single family dwelling.**

**Applicant** Simon Finch, Simon Finch Rare Books Ltd., 61A Ledbury Road,  
London W11 2AL

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

Planning applications where 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***

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

	1/5		Chesterton Road	W10 5L
Flat A		3	Chesterton Road	W10 5L
Flat B		3	Chesterton Road	W10 5L
Flat C		3	Chesterton Road	W10 5L
Flat D		3	Chesterton Road	W10 5L
Flat E		3	Chesterton Road	W10 5L
Flat F		3	Chesterton Road	W10 5L
Flat G		3	Chesterton Road	W10 5L
Flat H		3	Chesterton Road	W10 5L
		304	Portobello Road	W10 5TA
Flat A		304	Portobello Road	W10 5TA
Flat B		304	Portobello Road	W10 5TA
Flat C		304	Portobello Road	W10 5TA
Flat D		304	Portobello Road	W10 5TA
		306	Portobello Road	W10 5TA
Flat B		306	Portobello Road	W10 5TA
Flat C		306	Portobello Road	W10 5TA
Flat D		306	Portobello Road	W10 5TA
Flat E		306	Portobello Road	W10 5TA
1st/2nd Floor Flat		308	Portobello Road	W10 5TA
Caernarvon Castle		310	Portobello Road	W10 5TA
1st/2nd Floor Flat		319	Portobello Road	W10 5SY
		321	Portobello Road	W10 5SY
		323	Portobello Road	W10 5SY
Flat A: 1st/2nd Floor		323	Portobello Road	W10 5SY
Flat B: 2nd Floor Flat		323	Portobello Road	W10 5SY
Flat C: 3rd Floor Flat		323	Portobello Road	W10 5SY
		325	Portobello Road	W10 5SY
		325	Portobello Road	W10 5SY
Maisonette Flat		325	Portobello Road	W10 5SY

**Total Number of Buildings and Flats Found 30**

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

---

**My Ref: PP/01/00859/AP  
Room No:**

**CODE A1**

---

**Date: 25 April 2001**

**DEVELOPMENT AT:**

**319 Portobello Road, London, W10 5SY**

**DEVELOPMENT:**

**Demolition of existing building containing retail premises at ground floor and 2 self-contained flats at first and second floors and erection of four storey property with mixed retail and residential at ground and new basement levels and further residential accommodation at first, second and third levels as part of single family dwelling.**

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

# Meadowcroft Architects

PP010859

Andrew Patterson  
Planning Department  
The Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
17 APR 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

17<sup>th</sup> April, 2001

Dear Andrew

**319 Portobello Road. London. W10 5SY: - PLANNING APPLICATION**

Please find enclosed:

*"Report in support of an application for planning permission to replace the existing premises with a new retail unit and residence."*

The report contains the drawings as listed on the enclosed issue sheets.

Any problems please call and look forward to hearing from you soon.

Yours sincerely



Phil Meadowcroft

£ 380.00  
YN 000005

Enc: Planning Application Report

Cc	Nick Corbett	Conservation Officer (letter only)	RBK&C
	Simon Finch	Client	
	Vanessa Ford	Simon Finch Rare Books	
	Rob Martell	Rob Martell & Partners	
	Dávid Warrén	Ingeåltor	
	Rosa Schiano di Colá	WSP Environmental Engineers	

REF: TP/ N /APP/PEND / BK

ATT/PM

Address:

319 PORTER RD  
CONY CONY

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

RECEIVED BY PLANNING SERVICES

EX	HDC	N	C	SW	SE	ENF	AO
DIR	319						ACK

23 APR 2001

ISSUES	JO	REC	ARB	FWD PLN	CON DEB	FEE'S	
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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,  
Horton Street,  
London,  
W8 7NX

MEADOWCROFT ARCHITECTS  
UNIT A2  
LINTON HOUSE  
39-51 HIGHGATE ROAD  
LONDON NWS 1RT.

Telephone: 020 7361 2010

Facsimile: 020 7361 3463

PP010859

19th APRIL 2001

My reference: TP/PEND /BR

Your reference:

Please ask for:

BRIAN ROCHE

Dear Sir (Madam),

FRD : PHIL MEADOWCROFT

(REGISTRATION)

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) Regulations 1989 and (Amendment) Regulations 1993

319 PORTOBELLO ROAD,

I refer to your Town Planning Application dated ~~UNDATED~~ (RECEIVED 17/04/01) for

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

- Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.
- Complete and return 4 copies of the enclosed TP.1.Part. ONE (PLEASE SEE BELOW).
- Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.
- PLEASE SIGN AND DATE YOUR APPLICATION FORM WHERE MARKED BY THE RED ASTERISKS.

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

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

Yours faithfully,

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/ N /APP/PEND /BR  
Address: 319 PORTOBELLO ROAD  
LONDON W10.

ATT/PM

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

\_\_\_\_\_ Signed \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

F. A. O BROWN ROOPE

Please find enclosed 4 copies of  
form TP1 319 PATRIBELLO and  
details as requested.

**Meadowcroft Architects**  
RECEIVED BY PLANNING SERVICES

EX	HDC	N	C	SW	SE	ENF	AO
DIR							ACK
application signed 2 APR 2001							
105							
IO	REC	ARB	FM	DM	RES		
			PL	ES			

PHILIP MEADOWCROFT ARCHITECTS UNIT A2 LINTON HOUSE 39-51 HIGHGATE ROAD LONDON NW5 1RT T +44(0)20 7692 2117





PROJECT : 319 Portobello Road, London W10 5SY

Package

**PROPOSED DRAWINGS**

Job: Dwg No Description

		size	scale	20.11.00	14.12.00	22.01.01	20.02.01	26.02.01	1.03.01	8.03.01	27.03.01	27.03.01	17.04.01						
0008: PB-100	PROPOSED: SITE PLAN	A3	1:1000										SS						
0008: PB-101	PROPOSED: PLANS & SECTION - version 7	A3	1:100	#									SS						
0008: PB-102	PROPOSED: PLANS - version 7A	A3	1:100		#								SS						
0008: PB-103	PROPOSED: SECTION - version 7A	A3	1:100		#								SS						
0008: PB-104	PROPOSED: PLANS - version 7B	A3	1:100		#								SS						
0008: PB-105	PROPOSED: SECTION - version 7B	A3	1:100		#								SS						
0008: PB-106	PROPOSED: SECTION - version 7C	A3	1:100		#								SS						
0008: PB-107	PROPOSED: SECTION - version 8	A3	1:100			#							SS						
0008: PB-108	PROPOSED: SECTION - version 9	A3	1:100			#							SS						
0008: PB-109	PROPOSED: SECTION - version 10	A3	1:100			#							SS						
0008: PB-110	PROPOSED: PLANS - version 11	A3	1:100				#	#	A		#		SS						
0008: PB-111	PROPOSED: SECTION - version 11	A3	1:100				#	#	A		#		SS						
0008: PB-112	PROPOSED: SECTION C-C - version 11	A3	1:100						#				SS						
0008: PB-113	PROPOSED: PLANS - SHOP AREAS - v11	A3	1:100							#			SS						
0008: PB-114	PROPOSED: SECTION D-D comparison	A3	1:100									#	SS						
0008: PB-115	PROPOSED: SECTION F-F comparison	A3	1:100									#	SS						
0008: PB-116	PROPOSED: SECTION G-G comparison	A3	1:100									#	SS						
0008: PB-117	PROPOSED: PLAN (G+3) outline	A3	1:100									#	SS						
0008: PB-118	PROPOSED: PLAN ( G & BASEMENT)	A3	1:100										#						
0008: PB-119	PROPOSED: PLANS ( G+1,G+2,G+3 )	A3	1:100										#						
0008: PB-120	PROPOSED: PLAN ( G+4)	A3	1:100										#						
0008: PB-121	PROPOSED: SECTION A-A	A3	1:100										#						
0008: PB-122	PROPOSED: SECTION B-B	A3	1:100										na						
0008: PB-123	PROPOSED: SECTION C-C	A3	1:100										#						
0008: PB-124	PROPOSED: SECTION D-D	A3	1:100										#						
0008: PB-125	PROPOSED: SECTION E-E	A3	1:100										na						
0008: PB-126	PROPOSED: SECTION F-F	A3	1:100										#						
0008: PB-127	PROPOSED: SECTION G-G	A3	1:100										#						

Client				2	1	1	3			3	1	1	2						
Client Rep				1	1	1	1				1	1	1						
Quantity surveyor				1		1				1	1	1	1						
Structural engineer										1	1	1	1						
Services engineer																			
Landscape designer													1						
Planning supervisor																			
L.A. Planning										1		1	4						
L.A. Conservation												1							
L.A. Building Control									1										
Contractor												8							

Preliminary				x	x														
Information							x	x	x										
Approval						x					x		x	x					
Tender																			
Construction												x							







TRANSPOSE  
OAS PLEASE

PP Number  
PP 101/035A

Date  
Opened  
1/5/2001

THE ROYAL BOROUGH OF  
**KENSINGTON  
AND CHELSEA**

**TOWN PLANNING  
DEVELOPMENT CONTROL**

(Please RETURN To A. Paterson)

PROPERTY 319 Partridge Road

Starliner™  
PERMANENT

Starliner™  
PERMANENT



Starliner™  
PERMANENT

Starliner™  
PERMANENT



Starliner™  
PERMANENT

Starliner™  
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Starliner™  
PERMANENT



Starliner™  
PERMANENT

Starliner™  
PERMANENT

ble in + ps, acts → AR

EX DIR	HDC	TP	CAC	AD	GLU	AO
RB KJC	29 JAN 2002			PLANNING		
	C	SW	SE	APP	NO	DES
			ARB	FPLN	DES	FEES

vgn  
30/1.

**MeadowcroftGriffin**

Andrew Patterson  
 Planning Department  
 The Royal Borough of Kensington and Chelsea  
 Town Hall  
 Hornton Street  
 London  
 W8 7NX

25<sup>th</sup> January 2002

Dear Andrew

**319 Portobello Road. London. W10**

As discussed, we enclose 1:100 scale GA drawings of the above project for detail approval. These may be supplied at 1:50 scale if required.

We seek approval for the alterations effected since conditional permission was granted in September (ref: PP/01/00859/MIND/51). These include:

- 1) Flank wall rainscreen cladding elevational and plan area slightly altered (See PB214C)
- 2) Chimney stacks removed and rebuilt with rendered / flashed finish (See PB214C). Original chimney pots to be replaced or copied.
- 3) Roof pitch at level G+4 altered to 30degrees and widened by approx 600mm to improve efficiency of Solar water heating panels mounted over. (See PB211C and PB213C)
- 4) Slight adjustment of rear elevation at level G+4 – window WG+3.02 moved to the left and Corten screen raised approx 300mm. (See PB213C)

I hope you had a WONDERFUL time in the snow.

We look forward to your response

Yours Sincerely

Sam Causer  
For Meadowcroft Griffin Architects

AP  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE





OPC OAP

jk. b/l/s.

\_\_\_\_ MeadowcroftArchitects

Andrew Patterson  
Planning Department  
The Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London  
W8 7NX

9<sup>th</sup> October 2001

Dear Andrew

**319 Portobello Road. London. W10**

R.B.K.C PLANNING

Received 10 OCT 2001

(54)

Ex Die HDC TP CAC AD CLU  
AOACK \* C SW SE APPEALS  
IO REC ARB F.PLAN CON.DES

We enclose the following drawings:

PB203/sk-09/10/01

PB204/sk-09/10/01

PB213/sk-09/10/01

PB214/sk-09/10/01

Showing two proposed changes to the approved flank wall general layout.

We understand *change 1* on drwg PB214/sk-09/10/01 has been approved under delegated powers yesterday 08.10.01.

*Change 2* as shown on the remaining drawings is proposed to facilitate construction and regularise the structural grid. This means all cladding to this flank wall will be in the same plane following the boundary of the property. We would appreciate your comments as soon as possible.

Yours sincerely

Sam Causer  
For Meadowcroft Architects

# FACSIMILE TRANSMISSION

DATE	PROJECT	PROJECT NO	PAGES incl cover
04.10.01	319 Portobello Road	0008	3

FROM **Sam Causer**  
 TO **Andrew Patterson**  
 COMPANY **Planning**  
 FAX NUMBER **020 7361 3463**  
 COPIES

**R.B.K.C PLANNING**  
 Received 04 OCT 2001  
 Ex Die HDC TP CAC AD CLU  
 AOACK N C SW SE APPEALS  
 IO REC ARB F.PLAN CON.DES

Dear Andrew

We hope the following can be decided under delegated powers:

- 1) **Raising level or Cor-Ten cladding by 550mm.**

Reason: to tidy patchwork façade and aid detailing. See enclosed sketches of revised flank and rear façades.

Note: The area of replaced pv will be added to the roof to maintain pv power.

- 2) **Remove chimney brackets.**

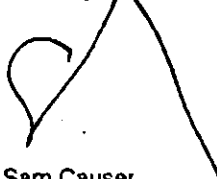
Reason: They are redundant (no fireplaces or flues remaining internally); they are invisible from any angle at street level, and even up to 2<sup>nd</sup> floor level; removal will aid construction at party wall junctions at new roof level and absolve need for re-supporting; they are in a poor state of repair; they inhibit ideal locations of SVPs and rainwater pipes, which we are trying to conceal within body of building, rather than snaking across rear façade.

Note: We have permission to remove existing chimneys and replace with contemporary design – see PB-135A.

Note: Chimneys are in sole ownership of 319 PBR and not shared with any other property.

If any further supporting information or formal submission is required please let me know asap.

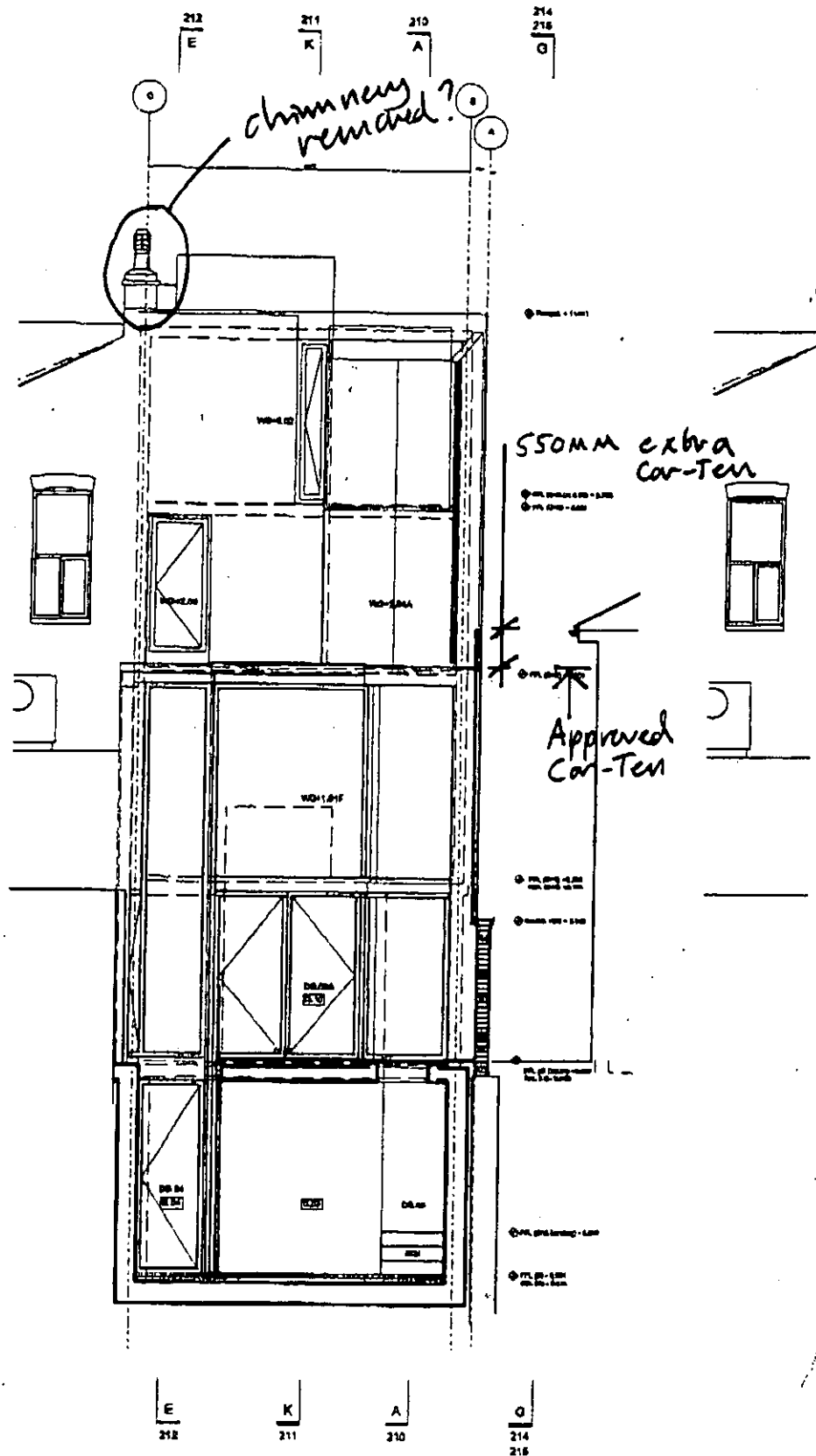
Best regards



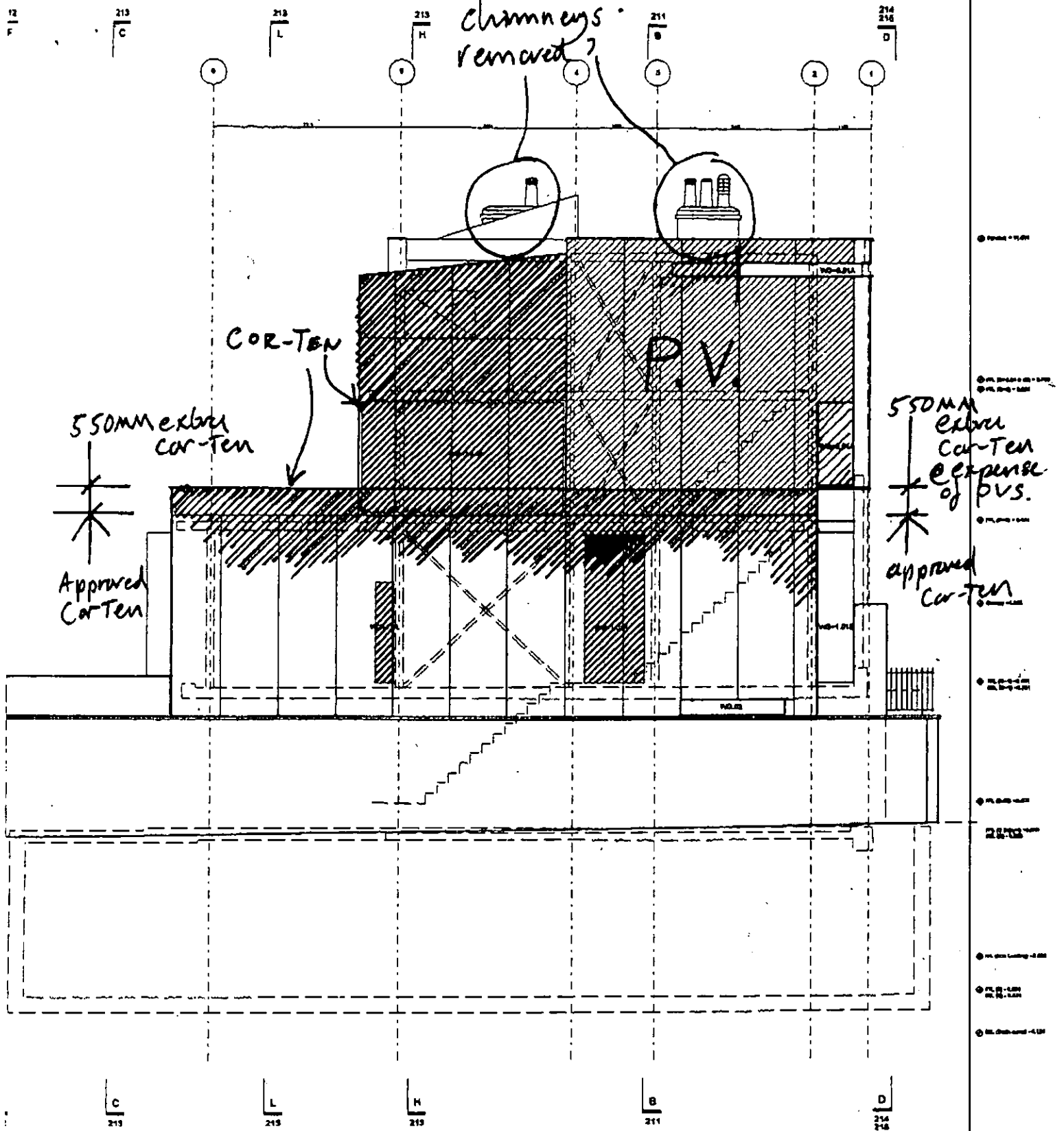
Sam Causer  
On behalf of Meadowcroft Architects

**PHILIP MEADOWCROFT ARCHITECTS**  
 UNIT A2 FIRST FLOOR LINTON HOUSE 29 - 51 HIGHGATE ROAD LONDON NW5 1RT  
 T +44(0)20 7692 2117 F +44 (0)20 7692 2118 E pm@mdarch.demon.co.uk

Vat no 769212512



SECTION C-C



SECTION G-G

See PB - 216 for structural elevation

RBK&C TRANSPORTATION COMMENTS				
<b>PP Number:</b> PP/01/0859	<b>Address:</b> 319 Portobello Road, W10.		<b>Date of obs:</b> 10/05/01	
<b>Proposal:</b> Mixed retail/residential as part of single family dwelling. 286m2 additional floorspace is proposed.			<b>Obj</b>	<b>No Obj</b> ✓
<b>Area</b> North	<b>Initial Observations</b>		<b>Transportation Officer:</b> Rachel Yorke	<b>D C Officer:</b>
	<b>Full Observations</b>	✓		
<b>Supplementary information:</b> N/A				
<p><b>Comments:</b> The proposal is to demolish a three storey mixed use building , with ground floor retail and 2 self-contained flats at second and third floor, and replace it with a four storey property with mixed retail and residential at ground floor and further residential accommodation on the remaining floors. The whole is to be considered as a single family dwelling. Parking will be as existing (on-street).</p> <p>The main point to be considered is the traffic impact of replacing two residential units with one. The retail element is a small scale gallery and is not thought to increase traffic movements compared with the existing retail use.</p> <p><b>Parking and Traffic</b> The Royal Borough is concerned to resist development which would add to parking stress or levels of traffic. Policy TR46 of the approved UDP states that normally, the Borough will require all residential development to include adequate off-street parking. However, this proposal replaces two residential units with one (albeit of a slightly larger floorspace) and so traffic movements and parking stress generated by single family occupancy are likely to be the same or lower than previously. In this case, and in this location, on-street parking is not likely to be problematic.</p> <p>Relevant policies:</p> <p>Recommendation: No Objection</p> <p>Signed: <i>Rymer</i></p>				
C:\My Documents\plapps\RBKC\319 Portobello Rd.doc				