

## Other Documents

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# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

Guy Stansfeld,  
1 Evesham Street,  
London  
W11 4AJ

APPLICATION NO: PP/01/00945

APPLICATION DATED: 19/04/2001

DATE ACKNOWLEDGED: 03 May 2001

APPLICATION COMPLETE: 30/04/2001

DATE TO BE DECIDED BY: 25/06/2001

SITE: 8 Bassett Road, London, W10 6JJ

PROPOSAL: Alterations including demolition and reconstruction of rear extension and conservatory; new plant room and store below existing front garden and car spaces; new velux rooflights to rear.

### ADDRESSES TO BE CONSULTED

1. 6-10 (EVEN) + 3-7 (ODD) BASSETT ROAD 6(1-4)
- 2.
3. 51-57 (ODD) CHESTERTON ROAD. 8, 8A, 8B
- 4.
- 5.
- 6.
7. ~~51A - F, 53A - D, 55A - E (GROUNDS, 1ST, 2ND, 3RD)~~
- 8.
9. ~~57 (BSMT, RM 1, RM 2, RM 3, 1ST, 2ND)~~
- 10.
11. 51 + BSMT, 53A - C, 55 (1-8 + BSMT) 57 (GROUNDS, GROUNDS, 1ST, 2ND)
- 12.
- 13.
- 14.
- 15.

### CONSULT STATUTORILY

HBMC Listed Buildings - CATEGORY  
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  
National Rivers Authority  
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 - CATEGORY  
Govt. Office for London  
Twentieth Century Society

CT  
2/5/2001

945

TP SHEET 1 OF 1.

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

ADDRESS 8 BASSETT ROAD PP010945

8 BASSETT ROAD

POLLING DISTRICT C

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

- |     |  |        |  |
|-----|--|--------|--|
| 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
1.								✓	C	N				✓	✓

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

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

**Notes:**

8 BASSETT ROAD

Property Card N° : 0056 011 00

Sitename [REDACTED] :

Comment :

TP Arch/History : 41916 H16747

See Also :

```
Xref      :
```

Notes :

PP 010945

TP No	Brief Description of Proposal	1	of	2
-------	-------------------------------	---	----	---

CAR PARK IN FRONT GARDEN.

Received  
Completd  
Revised

Decision & Date  
Refused

07/08/1972

TP No TP/82/0354      Brief Description of Proposal      2      of      2

ERECTION OF A TWO STOREY REAR EXTENSION.

Received  
Completed  
Revised

Decision & Date  
Conditional

28/04/1982

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

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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

---

THE OCCUPIER  
FILE COPY  
020-7361- 2079/ 2080

Switchboard: 020-7937-5464  
Extension: 2079/ 2080  
Direct Line:

Facsimile:  
020-7361-3463

My reference:

Your reference:

Please ask for: Date: 08 May 2001

My Ref: DPS/DCN/PP/01/00945/SW

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 8 Bassett Road, London, W10 6JJ**

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**

**Alterations including demolition and reconstruction of rear extension and conservatory; new plant room and store below existing front garden and car spaces; new velux rooflights to rear.**

**Applicant      c/o 4 Grosvenor Place, London SW1X 7HJ**

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***

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/01/00945/SW  
Room No:**

**CODE A1**

---

**Date: 08 May 2001**

**DEVELOPMENT AT:**

**8 Bassett Road, London, W10 6JJ**

**DEVELOPMENT:**

**Alterations including demolition and reconstruction of rear extension and conservatory; new plant room and store below existing front garden and car spaces; new velux rooflights to rear.**

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

## REASON FOR DELAY

CASE NO. \_\_\_\_\_

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

In the case of this application, there has been a delay of ~~2 weeks~~ 8 days.

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
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- ✓ 4) <sup>made</sup> 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..... Smur ..... (Case Officer)



8 Bassett Rd

Extensions at rear B/GF replacing existing.

Taller, deeper + even more alien in appearance than the existing!

Roof works front + rear.

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

(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. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

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.

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### SCHEDULE

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Reference: PP/01/00945/SW

Date: 18/05/2001

**8 Bassett Road, London, W10 6JJ**

Alterations including demolition and reconstruction of rear extension and conservatory; new plant room and store below existing front garden and car spaces; new velux rooflights to rear.

**APPLICANT**      **Anthony Weldon,**

Post 10/5/01.  
Elen.

---

THE ROYAL  
BOROUGH OF

# NOTICE OF A PLANNING APPLICATION

*TOWN AND COUNTRY PLANNING ACT 1990*  
*PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990*



KENSINGTON  
AND CHELSEA

---

## Design Surgery

front garden excavation - trees?

Rear ext<sup>n</sup> carrier, material, inc. height + projection  
whole design inappropriate.

rooftops - ok if cons<sup>n</sup> style.

front recess - check width.



# RBKC

## District Plan Observations

### CONSERVATION AND DESIGN

Address <i>8, Bassett Rd.</i>	Appl. No. <i>01/0945/SW</i>	L.B. <i>-</i>	C.A. <i>1</i>	N.C.S. <i>✓</i>
Description <i>Reconstruction of rear extension, enlargement, excavation at front, rooflights, etc.</i>		Code <i>X</i>	<i>EA</i>	

Whilst the ext rear extn is very odd and too large, and its removal is welcome, the proposed replacement breaks even more rules and is not approvable I feel.

Reasons: - size, increased depth + height even

- modern unrelated design, materials very odd looking. ("carbunkle")
- Totally out of keeping with the main bldg + cons. area.
- extremely unwelcome precedent.

Other matters:

- The front roof access cut-out is too wide. It should be reduced & materials should be unobtrusive (lead / grey paint).
- excavation subj. to trees.
- rooflights would have to be conservation style with vertical gl. bars.

A refusal ~

*J.* 23/5/09

Site:	8 Bassett Rd.	File reference:	PP 01 00945
Subject:		Site <input checked="" type="checkbox"/> Office <input type="checkbox"/>	Date: 31.5.01
R.B.K. & C Planning Services			
<b>NOTES OF MEETING</b> <i>onsite</i>			

Names of  
persons  
attending:

Officers

S.W.

Applicant/Agent/Resident

R. McCray

Matters  
discussed:

1. Front roof maintenance access.  
Other examples exist in street, right down to eaves + with prominent railings, but narrow.  
If width reduced, ok. Detail door + show any railing necessary.

2. Forecourt - underground rooms.

~~Needs Tree Ob.~~

Mr McC. provided a Tree Report. Looks like this advises that excavation too close?

3. Rear roof works.

OK.

Cons<sup>n</sup> style roof lights requested.

4. Rear extension + rear alterations.

Advised that the increased bulk and the design approach are considered harmful to building appearance + refusal would be rec.

Happy to discuss if client/architect would amend approach to one sympathetic to building + C.A., but no point (PTD)

Signatures:

if they are v. set on this and would only make minor change. Better to go to appeal.

### 5. Conversion

B + GF gutted. Upper floors not inspected  
Plans show 2 B flats + upper mews.  
Conversion to sfd would not need PP.  
Art IV covers what? Front garden boundary?  
Check PD situation re rear extension

23<sup>rd</sup> May 2001

ha/let/8bassetrd/mccrae/01

Guy Stansfield Architects  
1 Evesham Street  
London  
W11 4AJ

Dear Mr MacRae,

**Trees – Proposed Development at 8 Basset Road, London, W10**

Further to my site inspection of 21<sup>st</sup> May 2001, please find my comments below in respect of the existing trees and the potential proximity of development as you have requested.

The trees at the front of the above property are Local Authority street trees growing in the pavement. I have identified them on the attached plan as T1 and T2. They are mature London Plane trees and appear to be regularly maintained by pollarding. The most recent pollarding appears to have taken place within the last few months.

Having only visually assessed the trees, they appear in normal condition and sound. The BS 5837:1991 'Guide for trees in relation to construction' sets out recommended minimum distances between trees and construction at Table 1. This distance is identified as the very closest position at which soil or root disturbance could occur without compromising tree condition. In addition, no construction works or processes such as storage should occur within this protective zone. The distance is derived from an assessment of tree age, relative tree vitality/vigour and trunk diameter measured at 1.5m above ground level. Most commonly robust physical fences are erected at the appropriate distance to ensure adequate tree protection.

With reference to this guidance, I assess that both T1 and T2 would require a protective distance of a minimum of 6m measured from the centre of the tree trunk. //

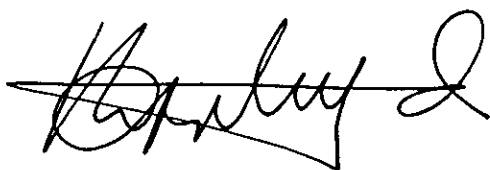
Similarly, there are three further pollarded London Plane trees at the rear of the site T3, T4 and T5, whose retention would be desirable, owing at least to their effective screening properties from residences to the rear. The trees are younger and have smaller trunk diameters. As such, using the same reference, I assess that all of the trees require a minimum protective distance of 4.5m.



In certain cases, it may be appropriate to reduce the protective distance by one third on one side only, subject to a corresponding increase in protection distance on the other sides. I do not believe that in the case, either at the front or the rear of the house that this reduction would be acceptable to the Local Authority. The proximity of structures such as the road at the front and a boundary wall at the rear may have already restricted a normal expansion in root spread.

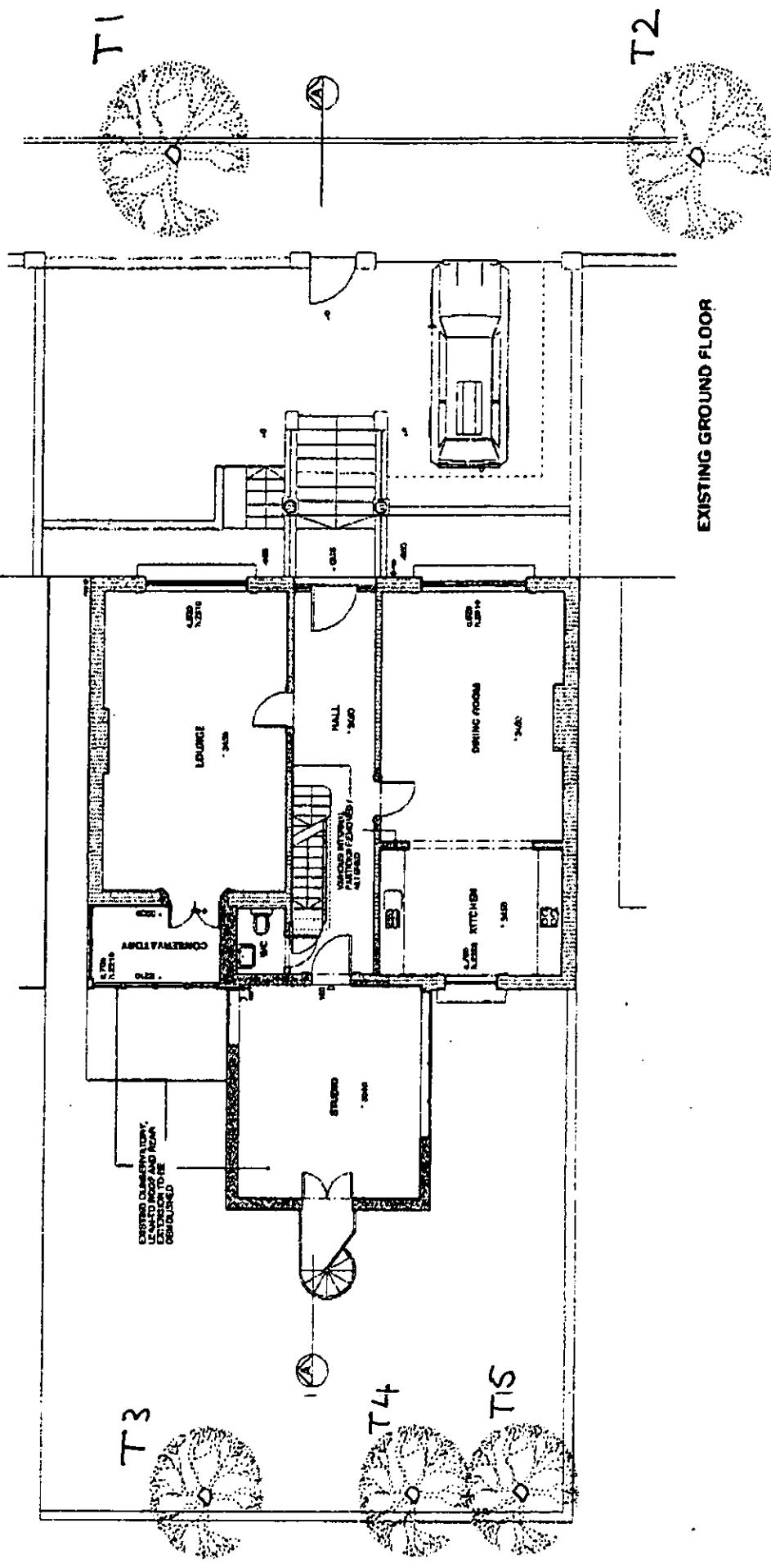
I hope that this is clear and helpful information at this stage, however, if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Hal Appleyard', with a large, stylized flourish at the end.

Hal Appleyard

enc.



EXISTING GROUND FLOOR

## FIRST SCHEDULE

In respect of the land described in the Second Schedule

The development referred to in Class F, Part 1 of Schedule 2 to the said Order not being development comprised within any other class that is to say:-

Any provision of or extension to a hard surface for any purpose, which fronts a highway of any property in wholly residential use which is, or may become a dwelling house being comprised within Class F, Part 1.

## SECOND SCHEDULE

Barlby Road	1-65 odd, 2-34 even
Bassett Road	1-63 odd, 2-66 even
Cambridge Gardens	31-41 odd, 61-107 odd, 111-121 odd, 6-54 even, 60-112 even
Dalgarno Gardens	58-116 even
Highlever Road	1-127 odd, 131-143 odd, 147-173 odd, 2-104 even, 108-160 even
Oxford Gardens	5-109 odd, 38-46 even, 50-112 even
St Charles Square	43-69 odd, 2-38 even
St Helens Gardens	21-59 odd, 54-62 even
St Lawrence Terrace	1-25 odd, 2-24 even
St Marks Road	77-101 odd, 125-131 odd, 30, 36-68 even
St Quintin Avenue	1-33 odd, 37-67 odd, 71-83 odd, 2-24 even, 46-80 even
St Quintin Gardens	2-8 consec.

042601

THE COMMON SEAL of THE MAYOR  
AND BURGESSES OF THE ROYAL  
BOROUGH OF KENSINGTON AND

CHELSEA was hereunto

affixed this 29<sup>th</sup> day of Jan 1997

in the presence of:- D. O'Brien

ADMINISTRATION  
MANAGER

14th June 2001

The Royal Borough of Kensington and Chelsea  
 North Area Team  
 Planning and Conservation  
 The Town Hall  
 Hornton Street  
 London W8 7NX



For the attention of Sara Wilden

BY FAX ONLY TO 020 73613463

Dear Ms Wilden

Re: **ALTERATIONS TO 8 BASSETT ROAD LONDON W10 6JJ**

Further to our telephone conversation this morning and in response to my earlier conversations with both yourself and Helena Benes please find enclosed a set of preliminary revised drawings which include the following alterations to the proposed rear extension:

1. We have reduced the height and length of the proposed extension. Its volume is now less than that of the existing extension and it is lower in height than the existing extension.
2. We have omitted the rendered finish to the raised ground floor of the new extension and proposed fairfaced brickwork instead.
3. We have omitted the large north facing window in the extension and opted instead for a smaller window with proportions similar to the original rear windows.
4. We have omitted the horizontal louvres to the conservatory windows.

In considering these revised proposals we would ask you to take account of the poor quality of the design of the existing rear extension which we are proposing to replace and, in particular to take note of the improvements being made to the local amenity by way of eradication of the existing overlooking problems. Although we are proposing to increase the amount of glazing within the extension at basement level the total area of glazing to the extension is in fact being reduced. Whereas it is now distributed in such a way as to be detrimental to the neighbours' gardens our proposals entirely avoid such problems.

1. Consulted HB.

Still not satisfactory in design terms.

2. Trees - likely to be OK now.

Does the fax say 6m.?

3. Chase up call <sup>Tues</sup> 19/6 - where are the drawings? Can't wait any longer now.

1 EVESHAM STREET LONDON W11 4AJ  
 TEL 020 7727 0133 FAX 020 7727 6690 E-MAIL - guy@stansfeld.com

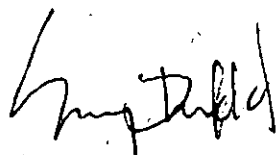
We believe strongly that our proposal would enhance the character of the conservation area. In contrast to the existing rear extension our proposal is designed in such a way as to cause no harm to the amenity of the neighbouring properties and to form an integral part of the original property. Whilst the design of the new extension does not attempt to mimic the detail of the Victorian house the relationship between the extension and the original house is such that the two structures appear to be interlocked. The existing rear extension makes no such concessions and reads simply as an incongruous add-on.

It is clear that we do not see eye to eye with you and Ms Benes on questions of detailed design as we clearly have separate philosophies on such matters however I hope that you will both agree that, whilst it may not be as 'traditional' as you would like, for the reasons noted above our proposal is clearly an improvement on what is there at present.

With respect to the objection from the Tree Officer, which you advised me on this morning, I would be grateful if you could provide details of his reasons for objection in order that we can respond. We are happy for our tree specialist to discuss this matter with him direct if that would be helpful. Please note that, in response to the report by our tree specialist (copied to you), our amended plans show a reduced area of basement to the front garden.

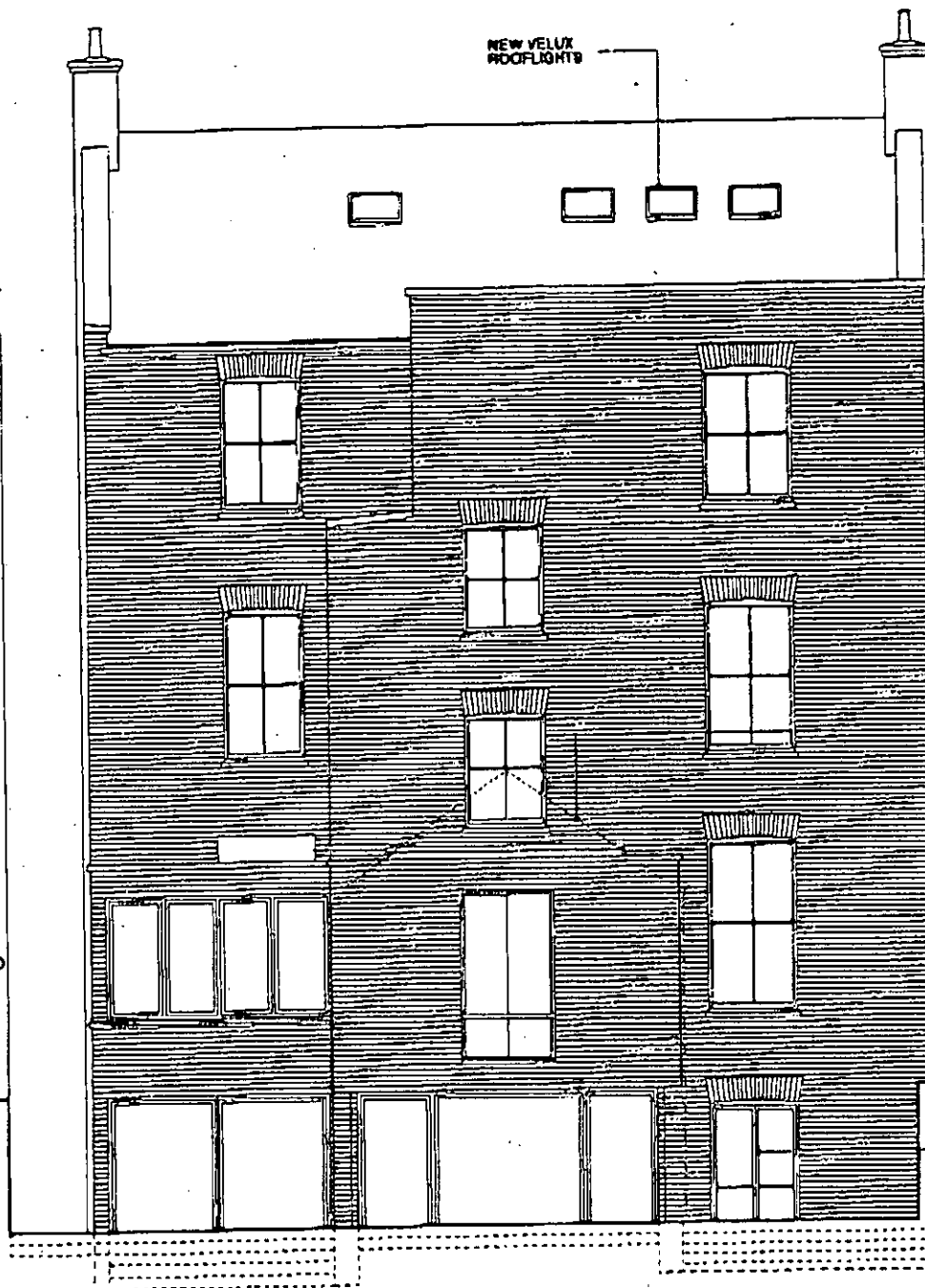
Within the next few days we will complete the revisions to our drawings and submit them to you for inclusion within your report. In the meantime, if you have any queries or if you require any further details please do not hesitate to contact us.

Yours sincerely



**GUY STANSFELD**

enc.



NEW VELUX  
ROOFLIGHTS

BROKEN LINE  
DENOTES OUTLINE OF  
EXISTING EXTENSION

GLASS ROOF SET  
BACK FROM FACADES

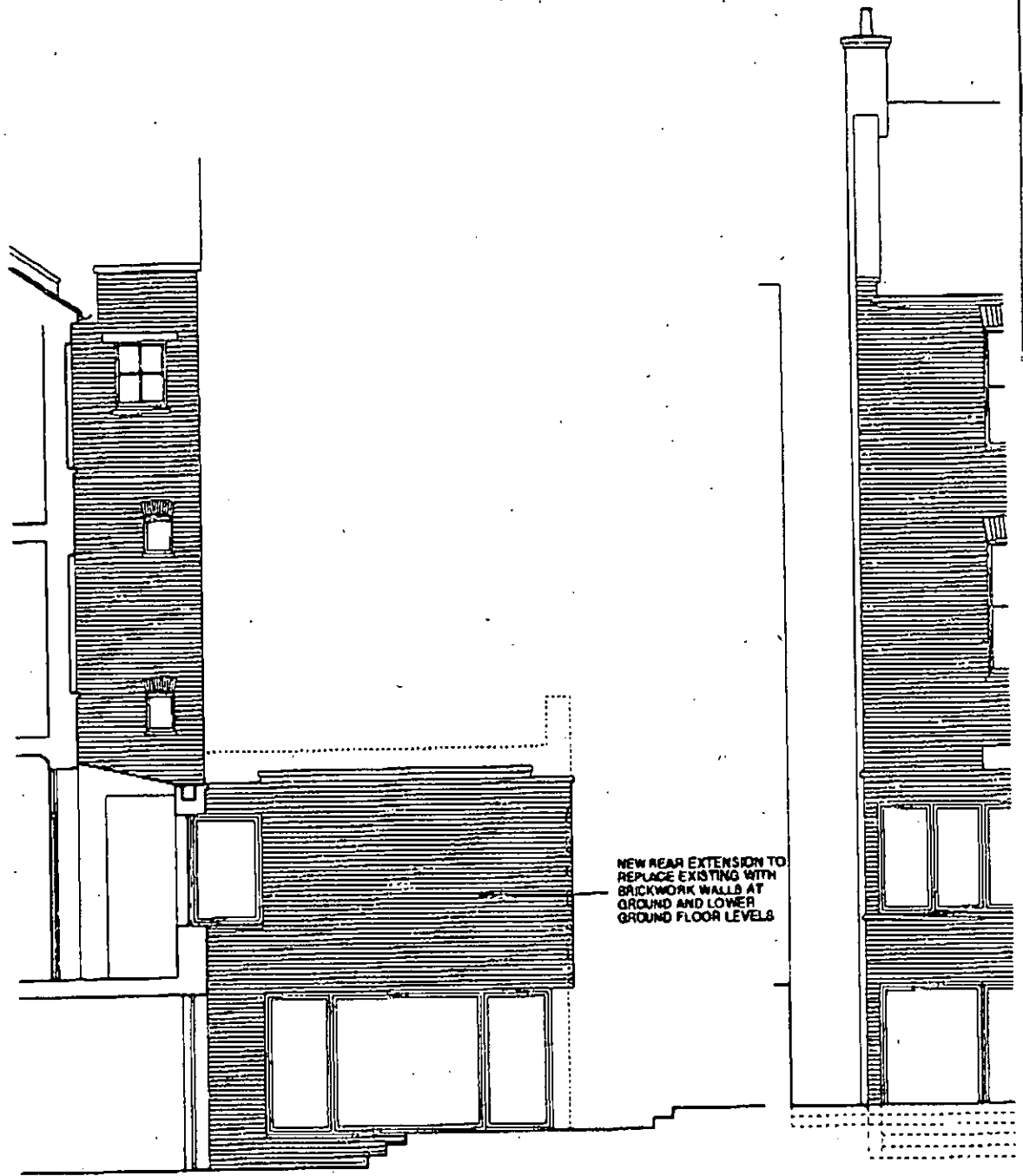
EXISTING REAR  
WINDOW  
ALTERED TO  
FRENCH DOORS

REAR EXTENSION TO  
MATCH EXISTING WITH  
WORK WALLS AT  
JUNG AND LOWER  
JUNG FLOOR LEVELS

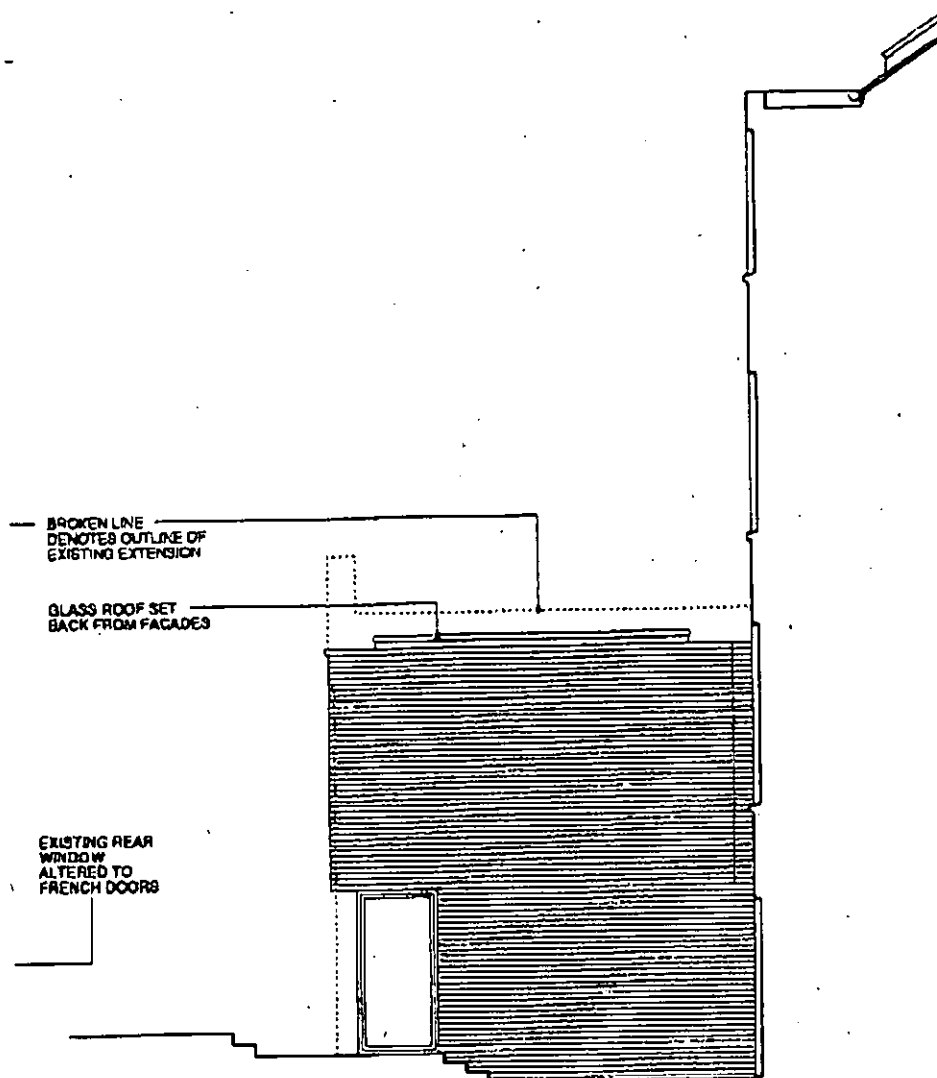
REAR ELEVATION

14.08.01 REV.A ADJUSTMENTS TO REAR EXTENSION

Project	Drawing Title
8 BASSETT ROAD	PROPOSED REAR ELEVATION AND SECTIONS
<p>Do not scale, use figured dimensions only.</p> <p>All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing.</p> <p>This drawing to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.</p>	



SECTION  
(SHOWING EAST ELEVATION  
OF NEW EXTENSION)



SECTION  
(SHOWING WEST ELEVATION  
OF NEW EXTENSION)

SED REAR TON AND NS	<b>GUY STANSFELD ARCHITECTS</b> 1 EVESHAM STREET LONDON W11 4AJ TEL 020 7727 0133 FAX 020 7727 6880 EMAIL - guy@stansfeld.com	
	Date <b>JUNE 2001</b> Scale <b>1 : 100</b>	Drawing Number <b>670/PL 07 A</b>



EXISTING WINDOW  
ENLARGED

EXISTING SASH WINDOW  
REPLACED WITH NEW FRENCH  
DOORS

NEW REAR EXTENSION

FAMILY ROOM

KITCHEN / BREAKFAST ROOM

PLANT AREA  
STORE

HALL

UTILITY ROOM

BEDROOM

SITTING ROOM

PLANT ROOM

WC

NEW INTERNAL  
PARTITION LAYOUT /  
NEW BATHROOMS  
ETC.

BROKEN LINE DENOTES  
REQUIRED PROTECTIVE  
DISTANCE FROM EXISTING  
TILES

NEW PLANT AREA  
CONSTRUCTED AS TO  
PROVIDE A 6m PROTECTIVE  
DISTANCE FROM THE  
EXISTING TILES OF  
THE EXISTING TILES

BROKEN LINE DENOTES  
REQUIRED PROTECTIVE  
DISTANCE FROM EXISTING  
TILES

NEW PLANT AREAS  
CONSTRUCTED BENEATH  
EXISTING FRONT GARDEN  
AND CAR SPACES

6000mm

6000mm

# LOWER GROUND FLOOR

NEW REAR  
EXTENSION WITH  
GLASS  
ROOF

CONSERVATORY  
ROOMS ILLUSTRATED  
WITH BRICK WORK  
AND GLASS  
ROOF

DINING ROOM

DRAWING ROOM

STUDY

LIBRARY

GARDEN AS  
EXISTING  
(WITH PLANT AREA  
BELOW)

CAR PARKING  
AS EXISTING  
(WITH PLANT  
ROOM BELOW)

PROPOSED GROUND FLOOR

18th June 2001

The Royal Borough of Kensington and Chelsea  
North Area Team  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

For the attention of Sara Wilden

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
18 JUN 2001						①	
APPL	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Ms Wilden

Re: **ALTERATIONS TO 8 BASSETT ROAD LONDON W10 6JJ**

Further to my faxed letter of 14<sup>th</sup> June please find enclosed our completed revised drawings of the above property. These show the revised rear extension and revised basement area under the front garden as per my fax.

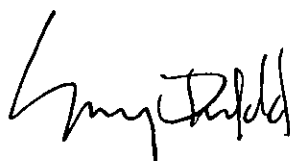
As I stated in my previous letter we have now reduced the front basement area to take account of the recommendations of our tree specialist and altered the rear extension to take account of your concerns regarding its size and materials.

With respect to the detailed design of the extension we have amended the ground floor window to reflect more closely the proportions of the original staircase windows with which it aligns. I note that it is Mrs Benes's view that a contemporary approach to the design of a rear extension in this conservation area is not acceptable but feel that this view is not a reflection of the stated requirements of the UDP for Development in Conservation Areas. Whether or not a design is contemporary has no bearing on its capacity to be compatible with the character, scale, pattern, bulk, height, proportion, roofscape or materials of surrounding development. Conservation Area Proposal Statement CD52 states that any development in a conservation area should 'Preserve or enhance the character or appearance of the area'. I believe that our proposals are clearly an improvement over the present rear extension both visually and with respect to their effect on the local amenity and that they therefore enhance the appearance of the area.

1

I would be grateful if you could advise me as to your intended recommendation for this application and the date of the Committee meeting at which it will be presented.

Yours sincerely

A handwritten signature in black ink, appearing to read "Guy Stansfeld". The signature is written in a cursive, flowing style with a large initial "G".

**GUY STANSFELD**

enc.

Site: 8 Bassett Rd	File reference: PP 01 00945
Subject:	
R.B.K. & C Planning Services	Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
<b>NOTES OF MEETING</b> Tel con	Date: 19.6.01

Names of  
persons  
attending:

Officers

S.W.

Applicant/Agent/Resident

Mr Stansfeld

Matters  
discussed:

(1) Drags unclear.

Does GF of back extension oversail  
basement? → Yes

Horizontal lines missing from flank elevation

(2) Materials for framing to glazing

Undecided - timber or steel.

(3) Amended front roof recess?

Drng not done, but they do intend  
to make it narrower & would be  
happy with a condition.

(It appears narrower on plan.)

Signatures:

EXISTING WINDOW/  
ENLARGED

EXISTING SASH WINDOW/  
REPLACED WITH NEW FRENCH  
DOORS

NEW REAR EXTENSION

FAMILY ROOM

BEDROOM

UTILITY ROOM

NEW INTERNAL  
PLANT LAYOUT /  
NEW BATHROOM  
ETC.

SITTING ROOM

KITCHEN / BREAKFAST ROOM

PLANT AREA  
STORE

HALL

WC

PLANT ROOM

SHOWN LINE DENOTES  
REQUIRED PROTECTIVE  
DISTANCE FROM EXISTING  
TREES

NEW PLANT AREAS  
DESIGNATED AS TO  
PROVIDE A 5M PROTECTIVE  
DISTANCE FROM THE  
CENTRE OF THE TRUNK OF  
THE EXISTING TREES

SHOWN LINE DENOTES  
REQUIRED PROTECTIVE  
DISTANCE FROM EXISTING  
TREES

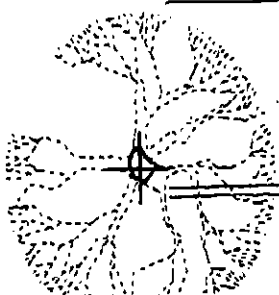
NEW PLANT AREAS  
DESIGNATED AS TO  
PROVIDE A 5M PROTECTIVE  
DISTANCE FROM THE  
CENTRE OF THE TRUNK OF  
THE EXISTING TREES

6000mm

6000mm

## LOWER GROUND FLOOR

# PROPOSED GROUND FLOOR



CAR PARKING  
AS EXISTING  
(WITH PLANT  
ROOM BELOW)

GARDENS  
EXISTING  
(WITH PLANT AREA  
BELOW)

NEW REAR  
STEPPED  
ROOF WITH  
CENTRAL GLASS  
ROOF

OCCUPATION  
RECOMMENDED  
WITH BRASS WORK  
SETBACK GLASS  
ROOF

DINING ROOM

STUDY

LIBRARY

DRAWING ROOM

18th June 2001

The Royal Borough of Kensington and Chelsea  
North Area Team  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

For the attention of Sara Wilden

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
19 JUN 2001						①	
APPL	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Ms Wilden

Re: **ALTERATIONS TO 8 BASSETT ROAD LONDON W10 6JJ**

Further to my faxed letter of 14<sup>th</sup> June please find enclosed our completed revised drawings of the above property. These show the revised rear extension and revised basement area under the front garden as per my fax.

As I stated in my previous letter we have now reduced the front basement area to take account of the recommendations of our tree specialist and altered the rear extension to take account of your concerns regarding its size and materials.

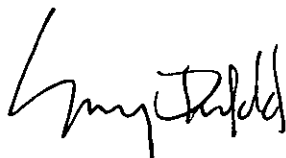
With respect to the detailed design of the extension we have amended the ground floor window to reflect more closely the proportions of the original staircase windows with which it aligns. I note that it is Mrs Benes's view that a contemporary approach to the design of a rear extension in this conservation area is not acceptable but feel that this view is not a reflection of the stated requirements of the UDP for Development in Conservation Areas. Whether or not a design is contemporary has no bearing on its capacity to be compatible with the character, scale, pattern, bulk, height, proportion, roofscape or materials of surrounding development. Conservation Area Proposal Statement CD52 states that any development in a conservation area should 'Preserve or enhance the character or appearance of the area'. I believe that our proposals are clearly an improvement over the present rear extension both visually and with respect to their effect on the local amenity and that they therefore enhance the appearance of the area.



1

I would be grateful if you could advise me as to your intended recommendation for this application and the date of the Committee meeting at which it will be presented.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Guy Stansfeld".

**GUY STANSFELD**

enc.

Site: 8 Bassett Rd	File reference: PP 01 00945
Subject:	
R.B.K. & C Planning Services	Site <input type="checkbox"/> Office <input type="checkbox"/>
<b>NOTES OF MEETING</b> Tel con	Date: 19.6.01

Names of persons attending:

Officers

S.W.

Applicant/Agent/Resident

Mr Stanosfeld

Matters discussed:

- (1) Drags unclear.  
Does GF of back extension overail basement? → Yes  
Horizontal lines missing from flank elevation
- (2) Materials for framing to glazing  
Undecided - timber or steel.
- (3) Amended front roof recess?  
Drng not done, but they do intend to make it narrower & would be happy with a condition.  
(It appears narrower on plan.)

Signatures:

bu in + pc ach sw

GUY STANSFELD ARCHITECTS

CAB  
27/6.

## FAX TRANSMISSION

DATE 26.06.01  
TO RBK&C PLANNING AND CONSERVATION  
TO 020 7361 3463  
FAX NUMBER 8 BASSETT ROAD, W10  
RE 1  
TOTAL PAGES (INCLUDING COVER)

F.A.O. Mrs. Sarah Wilden

Dear Mrs. Wilden

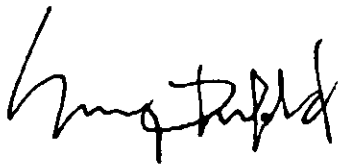
I spoke to Alice Horen this morning and was surprised to be told that the panel has already determined that our application is not going to be put to committee. I wrote to you on 18th June asking for a committee date and was not advised until last Friday (22nd June), having tried to speak to you several times during the week, that the application was going to panel procedure. When we spoke on Friday I stated that I would like to send coloured elevations directly to the panel members but was told that nobody was available who could give me their details and that I was probably too late anyway.

It seems to me that under the circumstances, the remaining objections to our proposals being of an entirely subjective nature and there being no objections from members of the public, it would have been appropriate for this application to go before the planning committee. I should certainly have been advised that this was not the case as soon as I requested this information so that further presentation material, which may have influenced the committee's decision, could have been provided in a timely fashion to the relevant individuals.

Throughout this process we have been given little or no time to respond to your comments and were discouraged from making any changes whatsoever to our proposals as to do so might prevent you from submitting your report within the time constraints imposed upon you. Despite this we amended our proposals significantly but, as both you and Helena Benes had already made it clear that, in your views, there was nothing we could do to our proposals to make them acceptable, you have still recommended the application for refusal.

Obviously we will submit a new application and appeal the forthcoming decision but before doing so I feel that it is necessary to record my dissatisfaction with the service provided by the Planning Department in this instance. My client feels strongly that he has not been given a fair opportunity to present his case and wishes you to be advised that the consequent delays will cost him a considerable amount of money and cause a great deal of inconvenience. Had this application been dealt with in a more sympathetic manner there is no doubt that a compromise solution could have been achieved and the delays avoided.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Guy Stansfeld', written in a cursive style.

GUY STANSFELD

2nd July 2001

① PC ② SW  
✓ NB 4/7

The Royal Borough of Kensington and Chelsea  
 North Area Team  
 Planning and Conservation  
 The Town Hall  
 Hornton Street  
 London W8 7NX

For the attention of Sara Wilden

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
= 4 JUL 2001							
APPEALS	ID	REC	ARB	FWD PLN	CON DES	FEES	

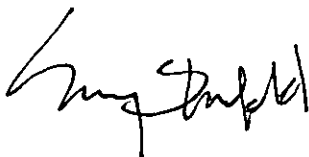
Dear Ms Wilden

Re: **ALTERATIONS TO 8 BASSETT ROAD LONDON W10 6JJ**

Since my faxed letter of 26<sup>th</sup> June I have been faxed a copy of your report. Your item 4.6 states that the proposed extension is 1.3 metres taller than the existing extension on the flank walls. Our drawings show the difference in height to be no more than 1.0 metres above the existing eaves height along the length of the side elevations and less than 0.4 metres above the sides of the gable end.

Please can you let me know how you calculated the figure of 1.3 metres. Assuming that this was an error can this item be corrected and represented to the panel so that they have an opportunity to reassess the proposals?

Yours sincerely


GUY STANSFELD

## 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

Guy Stansfield,  
1 Evesham Street,  
London W11 4AJ

Switchboard: 020 7937 5464  
Extension: 2082  
Direct Line: 020 7361 2082  
Facsimile: 020 7361 3463  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

09 July 2001

My reference: DPS/DCN/SW/P Your reference:  
P/01/00945

Please ask for: Mrs. S. Wilden

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**8 BASSETT ROAD, W.10**

I refer to your fax of 26 June and letter of 2 July concerning the above application.

I am sorry that you are dissatisfied with the handling of the application.

As you know, in line with Government requirements, the Council aims to determine applications within an eight week period.

My assistant Mrs. Wilden made a site inspection on 31 May and advised your colleague Mr. McCrae that the scheme was considered unlikely to be acceptable, primarily because of the proposed design of the replacement rear basement and ground floor extensions. She advised Mr. McCrae that amendment to a design in keeping with the building and Conservation Area would overcome the problem, but that, if the client was committed to a modern, non traditional approach, he may prefer to let the application take its course and appeal.

In order to meet the target decision date of 25 June, it was necessary to complete a report for the Members' Panel by 11 June. Your revised drawings were received by fax on 14 June and in hard copy on 19 June, following a reminder by Mrs. Wilden who had to complete the report.

However, the revisions did not overcome the reason for objection. The option to omit the rear works to allow the remainder to proceed with a favourable recommendation was not taken. As you know, the application proceeded with a recommendation of refusal.

The Members' Panel considers applications on a continuous basis rather than on set dates. It is unfortunate that you were unable to submit coloured drawings in time. However, I would point out that such submission would have been some three weeks after the site meeting and the Committee Report had already been delayed for more than a week awaiting your revised drawings.

I assure you that consideration by Councillors who constitute the Members' Panel is appropriate to this type of application. Members can direct that a case is considered by the Planning Services Committee but did not do so in this case.

With reference to your letter of 2 July, measurement of the existing and proposed flanks was taken on the eastern elevation on drawings EX07 and PL07A. I note that a difference in ground levels between these drawings accounts for the variation from the figure you quote. However, I do not consider that the difference of 300mm would have led to a different decision given that the new extension was still to be 1m. taller than existing and in view of the unacceptability of other design elements.

The decision has now been issued and it is not possible to refer the case back to the Members' Panel.

My assistant Mrs Wilden and Mrs Benes of the Conservation and Design Team would be pleased to meet you to discuss a revised proposal prior to reapplication if you wish. Please note that there is no planning fee payable for reapplication within a year of refusal.

Yours faithfully,



D. TAYLOR  
AREA PLANNING OFFICER  
For the EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

## The Planning Inspectorate

Further information about us and the planning appeal system is available on our website [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

For official use only  
Date received

# PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity helpline on 0117 372 8939

**Please use a separate form for each appeal**

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on 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 Anthony Weldon

Address c/o Agent

Daytime phone no \_\_\_\_\_

Fax no \_\_\_\_\_

Postcode \_\_\_\_\_

E-mail address \_\_\_\_\_

### B. AGENT DETAILS (If any)

Name The Bell Cornwell Partnership

Address Oakview House

Your reference KS/SA/3548

Station Road

Daytime phone no 01256 766673

Hook, Hampshire

Fax no 01256 768490

Postcode RG27 9TP

E-mail address kstewart@bell-cornwell.co.uk

### C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA R.B. Kensington and Chelsea

LPA's application reference no PP/01/00945/CHSE

Date of the planning application 19/4/2001

Date of LPA's decision notice (if issued) 26/6/2001



#### D. APPEAL SITE ADDRESS

Address 8 Bassett Road

London

Postcode W10 6JJ

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

#### E. DESCRIPTION OF THE DEVELOPMENT

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

Alterations to existing single family dwelling and self-contained flats including:

Self contained flats to become part of single family dwelling; rear extension and conservatory to  
be demolished and reconstructed; new plant room and store below existing front garden and  
car spaces; new velux rooflights to rear.

#### F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

Please tick **one** box only ☒

- |  |                                     |
|--|-------------------------------------|
| 1. Refuse planning permission for the development described in Section E.  | <input checked="" type="checkbox"/> |
| 2. Grant planning permission for the development subject to conditions to which you object.  | <input type="checkbox"/>            |
| 3. Refuse approval of details required by a previous outline planning permission.  | <input type="checkbox"/>            |
| 4. Grant approval of details required by a previous outline planning permission subject to conditions <u>to which you object</u> .                     | <input type="checkbox"/>            |
| 5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).                          | <input type="checkbox"/>            |
| <b>or</b>  |                                     |
| 6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. | <input type="checkbox"/>            |

## G. CHOICE OF PROCEDURE

### CHOOSE ONE PROCEDURE ONLY

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 note that when we decide how the appeal will proceed, we take into account the LPA's views

Please tick **one** box only ✓

#### 1. WRITTEN REPRESENTATIONS \_\_\_\_\_

☒

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

#### 2. HEARING \_\_\_\_\_

☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

#### 3. INQUIRY \_\_\_\_\_

☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

## H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

1. The proposed rear extension is of a high standard of design and is in keeping with the existing building. The proposal is compatible with the scale, height, bulk and character of the existing dwelling and surrounding area, and will create a more congruous form of development than exists at present. To this end it will be argued that the proposal complies with Policies CD25 and CD53 of the adopted UDP.

2. The footprint, height and overall volume of the proposed rear extension is lower than the existing rear extension, and will therefore be less obtrusive. In addition, the proposal will remove an existing conservatory, which will improve the amenity of adjoining properties by eradicating the existing overlooking problems.

3. With regard to Policy CD41, which relates specifically to proposals for rear extensions, it will be argued that the proposal complies with all 9 scenarios from (a) - (i) of this policy. The character, proportion, scale and detail are compatible with the existing building, and will be an improvement on the existing rear extension.

4. The existing rear extension is of poor design quality and contributes little to the Oxford Gardens St. Quintin Conservation Area. It will be argued that its removal and replacement with the proposed scheme will not only preserve the character and appearance of the Conservation Area but will also enhance it, as required under Policy CD52.

**H. GROUNDS OF APPEAL (continued)**

## I. APPEAL SITE OWNERSHIP DETAILS

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 only ☒

### 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 land 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 any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was 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.

## AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☒

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) 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 listed below: ☐

Tenant's name	Address at which the notice was served	Date the notice was served
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

## J. ESSENTIAL SUPPORTING DOCUMENTS

**The documents listed in 1-6 below, must be sent with your appeal form; 7-10 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 all **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:

### 3-Dimensional Drawing No. 670/100

8. Any relevant **correspondence** with the LPA.
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
  - (a) the relevant outline application;
  - (b) all plans sent at outline application stage;
  - (c) the original outline planning permission;
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).
11. 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.

**PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED**

## K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents 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 relevant documents to the LPA (if you do not, your appeal will not normally be accepted).
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature *Kate Stewart* The Bell Cornwell Partnership (on behalf of) Anthony Weldon

Name (in capitals) Kate Stewart Date 1st August 2001

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  
Customer Support Section  
Temple Quay House  
2 The Square  
Temple Quay  
BRISTOL  
BS1 6PN

We do not currently accept  
appeals by e-mail or fax.

- **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, send them any supporting documents not previously sent 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 and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for us receiving further information or representations.

**YOU MUST KEEP TO THE TIMETABLE**

**If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.**

- 4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by the Planning Inspectorate March 2001

Printed in the UK March 2001 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

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2-16 Colegate  
Norwich NR3 1BQ



# The Planning Inspectorate

3/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
<http://www.planning-inspectorate.gov.uk>

Direct Line	0117-3728930
Switchboard	0117-3728000
Fax No	0117-3728443
GTN	1371-8930
Received AUG 2001 R.B.K&C (5) APP Planning Allocation	

Ms H Divett (Dept Of Planning & Conservation)  
Kensington And Chelsea R B C  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/01/00945/CHSE  
Our Ref: APP/K5600/A/01/1070716  
Date: 6 August 2001

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL BY MR A WELDON  
SITE AT 8 BASSETT ROAD, LONDON, W10 6JJ**

Received	R.B.K&C
Planning Allocation	

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must submit the following documents within this timetable:

**Within 2 weeks from the starting date -**

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

- i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date**. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
- ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
- iii) if they want to receive a copy of the appeal decision they must write to me asking for one.



**You** must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

**Within 6 weeks from the starting date -**

**You** must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000*. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

**Within 9 weeks from the starting date -**

**You** and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

**Site visit arrangements**

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

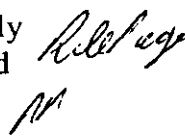
You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

**Planning obligations - Section 106 agreements**

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy **before** the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully  
Mr D Shorland



102(BPR)



## APPEAL NOTIFICATIONS

Re: 8 BASSETT ROAD W10

Please complete the list of those to notify of the appeal and return with the file(s) to the Appeal Section within 24 hours. Thank You.

☒ WARD COUNCILLORS: Kelyeld.

1. Councillor Keith Cunningham
2. 10, Nevill Court: Edith Terrace SW10 0TL
3. Councillor Stephen P Hower  
4 Hill Farm Road W10 6DN

☐ KENSINGTON SOCIETY (Ms Susie Symes, 19 Denbigh Terrace,  
London W11 2QJ)

☐ CHELSEA SOCIETY (Mr Hugh Krall, 51 Milman's Street,  
London SW10 0DA)

☐ RESIDENT ASSOCIATIONS AND AMENITY SOCIETIES:

- 1.
- 2.
- 3.

☒ ALL 3<sup>RD</sup> PARTIES ORIGINALLY NOTIFIED

☒ ALL OBJECTORS/SUPPORTERS

☐ STATUTORY BODIES ORIGINALLY NOTIFIED

☐ ENGLISH HERITAGE

☐ OTHERS:.....

NEW APPEAL

DATE:

TO: DEREK TAYLOR / PAUL KELSEY  
ROY THOMPSON / BRUCE COEY

A NEW APPEAL HAS BEEN RECEIVED, WHICH FALLS IN YOUR AREA -  
FILE(S) ATTACHED. THE SITE ADDRESS IS:

8 BASSETT ROAD W10

1. PLEASE INDICATE THE OFFICER WHO WILL BE DEALING  
WITH THIS APPEAL:

SW

2. PLEASE INDICATE THE PROCEDURE BY WHICH YOU WISH THE  
APPEAL TO BE DETERMINED:

- ☒ WRITTEN REPRESENTATIONS
- ☐ HEARING
- ☐ PUBLIC INQUIRY

N.B. The appellant has requested Written Reps / a Hearing / an Inquiry. The appellant has the right to be heard. If the appellant wants a Hearing and you choose Written Reps, this may result in an Inquiry. If the appellant requests an Inquiry and you would prefer a Hearing, a letter outlining reasons why will normally be required.

3. YOU ARE REMINDED TO ORDER LAND USE MAPS AS APPROPRIATE  
AT THIS STAGE

PLEASE RETURN THIS SHEET AND THE ATTACHED FILE(S) TO THE  
APPEALS SECTION WITHIN 24 HOURS

THANK YOU

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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

---

THE OCCUPIER  
FILE COPY

Extension: 2082

Facsimile:

Switchboard: 020-7937-5464

Direct Line: 020-7361-2082

020-7361-3463

Date: 14 August 2001

---

My Ref: ~~DPS/DCN/PP/01/00945~~

DETR's Reference: App/K5600/A/01/1070716

Please ask for: Mrs.S. Wilden

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notice of a Planning Appeal relating to: 8 Bassett Road, London, W10 6JJ**

A Planning Appeal has been made by Anthony Weldon, to the Planning Inspectorate in respect of the above property. This appeal is against the Council's decision to refuse planning permission for: Alterations including demolition of existing basement and ground floor rear extensions, erection of basement and ground floor rear extensions, roof alterations and formation of plant room/store beneath front garden. This appeal will proceed by way of **WRITTEN REPRESENTATIONS**. Any representations you wish to make should be sent to:

**The Planning Inspectorate, Room 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**

Please send 3 copies and quote the DETR's reference given above. **The Inspectorate must receive your representations by 17/09/2001 for them to be taken into account.** (Representations made in respect of the planning application have already been copied to the Inspectorate, and these will be considered when determining the appeal unless they are withdrawn before 17/09/2001). Correspondence will only be acknowledged on request. Any representations will be copied to **all** parties including the Inspector dealing with the appeal and the Appellant. Please note that the Inspectorate will only forward a copy of the Inspector's decision letter to those who request one.

I attach a copy of the Council's reasons for refusal and the Appellant's grounds of appeal. The Appellant's and Council's written statements may be inspected in the Planning Information Office after 17/09/2001 **(please telephone ahead in order to ensure that these are available)**. If you have any further queries, please do not hesitate to contact the case officer on the above extension.

Yours faithfully

**M. J. FRENCH**

Executive Director, Planning and Conservation

## H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

1. The proposed rear extension is of a high standard of design and is in keeping with the existing building. The proposal is compatible with the scale, height, bulk and character of the existing dwelling and surrounding area, and will create a more congruous form of development than exists at present. To this end it will be argued that the proposal complies with Policies CD25 and CD53 of the adopted UDP.

2. The footprint, height and overall volume of the proposed rear extension is lower than the existing rear extension, and will therefore be less obtrusive. In addition, the proposal will remove an existing conservatory, which will improve the amenity of adjoining properties by eradicating the existing overlooking problems.

3. With regard to Policy CD41, which relates specifically to proposals for rear extensions, it will be argued that the proposal complies with all 9 scenarios from (a) - (i) of this policy. The character, proportion, scale and detail are compatible with the existing building, and will be an improvement on the existing rear extension.

4. The existing rear extension is of poor design quality and contributes little to the Oxford Gardens St. Quintin Conservation Area. It will be argued that its removal and replacement with the proposed scheme will not only preserve the character and appearance of the Conservation Area but will also enhance it, as required under Policy CD52.

## **NOTICE OF A PLANNING APPEAL**

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### **Reasons for Refusal**

**The proposed basement and ground floor rear extensions would appear out of character with the existing building and would detract from the appearance of the building and the character and appearance of the Oxford Gardens St. Quintin Conservation Area. Therefore, they are considered contrary to Council policy as stated in the Unitary Development Plan Chapter 4, in particular Policies CD25, CD41, CD52 and CD53.**

### **Property**

**8 Bassett Road, London, W10 6JJ**

### **Proposal**

**Alterations including demolition of existing basement and ground floor rear extensions, erection of basement and ground floor rear extensions, roof alterations and formation of plant room/store beneath front garden**

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Plans and drawings are/are not available for inspection.

(If plans are available, these may be seen in the Planning Information Office between the hours of 9.15 a.m and 4.30 p.m Mondays to Thursdays and between 9.15 a.m and 4.00 p.m on Fridays)

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**QUESTIONNAIRE****PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT**OUR REF: PP/01/0945APPEAL REF: APP /K5600/Ap/1070716 GRID REF: \_\_\_\_\_APPEAL BY: ANTHONY WELDONSITE: 8 BASSETT ROAD W10

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1. Do you agree to the written representations procedure?

☒ YES ☐ NOOR Do you wish to be heard by an Inspector at: a. a local inquiry?YES ☐ NO ☒

or b. a hearing?

YES ☐ NO ☒

2. If the written procedure is agreed, could the Inspector make an unaccompanied site visit?

YES ☐ NO ☒

*(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)*

3. Does the appeal relate to an application for approval of reserved matters?

YES ☐ NO ☒

4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?

☒ YES ☐ NO ☐ NA

5. Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?

☒ YES ☐ NO

6. Is the appeal site within an approved Green Belt or AONB?

Please specify which . . . . .

YES ☒ NO

7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)

YES ☒ NO

8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?  
If YES, please attach details and, where necessary, give our reference numbers.

YES ☒ NO

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

YES ☒ NO

9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)

YES ☒ NO

CONS AREA 1

10. Does the appeal relate to an application for conservation area consent?

YES ☒ NO

11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building?

YES ☒ NO

Grade I / II\* / II

b. Would the proposed development affect the setting of a listed building?

YES ☒ NO

If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)

12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

YES ☒ NO

13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES ☒ NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments.

YES ☒ NO

14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?  
If YES, please attach the comments of English Nature.

YES ☒ NO

b. Are any protected species likely to be affected by the proposals?  
If YES, please give details.

YES ☒ NO



15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.

YES ☒ NO

Sch 1 Sch 2 col 1

b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?

YES ☒ NO

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

YES ☒ NO

d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

Number of Documents Enclosed

N/A

e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

h. Details of any other applications or matters you are currently considering relating to the same site;

i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.

j. Any supplementary planning guidance, together with its status, that you consider necessary.

k. Any other relevant information or correspondence you consider we should be aware of.

NOT DECIDED IF APPROPRIATE

YES

16: a. What is the date you told those you notified about the appeal that we must receive any further comments by?

17/9/01

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

- i) representations received from interested parties about the original application
- ii) the planning officer's report to committee/*members panel*
- iii) any relevant committee minute

Number of Documents Enclosed

N/A



1



17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?

If NO, please send the following information:-

☒ YES ☐ NO

a. In non-determination cases:

- i) what the decision notice would have said;
- ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

- i) the relevant planning history;
- ii) any supplementary reasons for the decision on the application;
- iii) matters which you want our Inspector to note at the site visit.

18. ~~THE MAYOR OF LONDON CASES ONLY~~

a. Was it necessary to notify the Mayor of London about the application?

If YES, please attach a copy of that notification.

~~YES/NO~~

b. Did the Mayor of London issue a direction to refuse planning permission

~~If YES, please attach a copy of that direction.~~

~~YES/NO~~

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: *A. Dermott* on behalf of *RBK+C* Council

Date sent to us and the appellant *16/8/01*

**Please tell us of any changes to the information you have given on this form.**

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Her Majesty's Stationery Office  
St Clements House  
2-16 Colgate  
Norwich NR3 1BQ

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**PLANNING AND CONSERVATION**

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**THE ROYAL  
BOROUGH OF**

---

**THE TOWN HALL HORNTON STREET LONDON W8 7NX**

---

**Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**

---

Guy Stansfeld,  
1 Evesham Street,  
London  
W11 4AJ

Switchboard: 020-7937-5464

Direct Line: 020-7361- 2082

Extension: 2082

Facsimile: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

---

Date: 16 August 2001

---

My Ref: DPS/DCN/PP/01/00945/SW

DETR's Reference: App/K5600/A/01/1070716

Please ask for: Mrs.S. Wilden

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeal relating to: 8 Bassett Road, London, W10 6JJ**

With reference to your appeal on the above address(es), enclosed you will find the Council's Questionnaire and attached documents as necessary.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

Enc.

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**PLANNING AND CONSERVATION**

---

**THE ROYAL  
BOROUGH OF**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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**KENSINGTON  
AND CHELSEA**

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Department of Transport,  
Local Government and the Regions,  
3/07 KiteWing,  
Temple Quay House,  
2 The Square, Temple Quay,  
Bristol, BS1 6PN

Switchboard: 020-7937-5464

Direct Line: 020-7361-2082

Extension: 2082

Facsimilie: 020-7361-3463

Date: 16 August 2001

My Ref: DPS/DCN/PP/01/00945/SW

DETR's Reference: App/K5600/A/01/1070716

Please ask for: Mrs. P. Abdelrahman

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeal relating to: 8 Bassett Road, London, W10 6JJ**

With reference to the appeal on the above premises, I return the completed questionnaire, together with supporting documents. In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

Enc.