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PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Ms. Cara Kiewel,
8 Dukes Lane,
London,
W8 4JL

APPLICATION NO: PP/01/01430

NE

APPLICATION DATED: 18/06/2001

DATE ACKNOWLEDGED: 28 June 2001

APPLICATION COMPLETE: 26/06/2001

DATE TO BE DECIDED BY: 21/08/2001

SITE: Flat 5, 34 Gordon Place, London, W8 4JE

PROPOSAL: Replacement of the existing fenestration to the existing front mansard face with two dormer windows and the introduction of a roof-light window.

ADDRESSES TO BE CONSULTED

1. ~~30-38 (evens) Gordon Place & No. 31, 29~~

- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

- all at No 34 - except for Flat 5

The landlord, The Elephant & Castle P.H.
40/42 Strand St.

22

29/6

29/6

CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY:

English Heritage Setting of Bdgs Grade I or II

English Heritage Demolition in Cons. Area

Demolition Bodies

DoT Trunk Road - Increased traffic

DoT Westway etc.,

Neighbouring Local Authority

Strategic view authorities

Kensington Palace

Civil Aviation Authority (over 300')

Theatres Trust

National Rivers Authority

Thames Water

Crossrail

LRT/Chelsea-Hackney Line

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

✓

CLPG NEIGHBOURING CONSULTEES ADDRESS SEARCH
CLPG ADDRESS SEARCH

* 38 Gordon Place W8 4JE [+ 5] } including
}-----> 1st Floor Flat 1st Floor Flat 38 Gordon Place W8 4JE () //
}-----> 2nd Floor Flat 2nd Floor Flat 38 Gordon Place W8 4JE () //
}-----> 3rd Floor Flat 3rd Floor Flat 38 Gordon Place W8 4JE () //
}-----> Basement Flat Basement Flat 38 Gordon Place W8 4JE () //
}-----> Ground Floor Flat Ground Floor Flat 38 Gordon Place W8 4JE () //

* 36 Gordon Place W8 4JE [+ 5] } including
}-----> Flat A 36 Gordon Place W8 4JE () //
}-----> Flat B 36 Gordon Place W8 4JE () //
}-----> Flat C 36 Gordon Place W8 4JE () //
}-----> Flat D 36 Gordon Place W8 4JE () //
}-----> Flat E 36 Gordon Place W8 4JE () //

* 34 Gordon Place W8 4JE [+ 5] } including
}-----> Flat 1 34 Gordon Place W8 4JE () //
}-----> Flat 2 34 Gordon Place W8 4JE () //
}-----> Flat 3 34 Gordon Place W8 4JE () //
}-----> Flat 4 34 Gordon Place W8 4JE () //
}-----> Flat 5 34 Gordon Place W8 4JE () //

* 32 Gordon Place W8 4JE [+ 2] } including
}-----> House Excluding Basement 32 Gordon Place W8 4JE () //
}-----> Basement Flat 32 A Gordon Place W8 4JE () //

ELEPHANT & CASTLE Elephant & Castle 40 /42 Holland Street W8 4LT [+ 1] } includin
}-----> Public House 40 /42 Holland Street W8 4LT (public house) //

* 30 Gordon Place W8 4JE [+ 3] } including
}-----> 1st/3rd Floor Flat 1st/3rd Floor Flat 30 Gordon Place W8 4JE () //
}-----> Basement Flat Basement Flat 30 Gordon Place W8 4JE () //
}-----> Ground Floor Flat Ground Floor Flat 30 Gordon Place W8 4JE () //

* 31 Gordon Place W8 4JE [+ 0]

* 29 Gordon Place W8 4JE [+ 0]

End of list CLPG Address Search

Source: RBKC Corporate Land and Property Gazetteer (as on 04/01/2001) - RBKC/Plat
QuickMap (29/06/01)



RBKC - Planning and Conservation - Card Index - Site Map

CLPG Address Search



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(29/06/01)

Map width : 150.00m

Scale 1 : 769

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 34 GORDON PLACE
FLAT 5
34 GORDON PLACE.

POLLING DISTRICT 1A
PP011430

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

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
6																

	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:

34 GORDON PLACE

Property Card N° : 0346 031 00

Sitename :
 Comment :
 TP Arch/History : H 16618
 See Also :

Xref : SEE SITE HOLLAND ST/HORNTON ST/PITT ST/GORDON PLACE
 Notes :

TP No	Brief Description of Proposal	1	of	1
	RAISE MEZZANINE FLOORS TO GENERAL FLOOR LEVELS AND S/C FIVE FLATS.			

Received	Decision & Date		Works
Completd	Conditional	30/05/1972	Completed
Revised			Y 19/02/1974

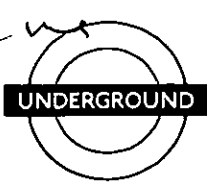
> Any Queries Please Phone 0171 361 2199/2206/2015 <
 > Fax Requests (FOA Records Section) 0171 361 3463 <

Department Infrastructure Protection

tel/Direct: 020 7308 2091
Fax: 020 7308 2092
Our ref: 4054/RTEB/D116
Your ref:
Date: 29 October 2001

01/1430
5-8-01

Caroline - have we
checked we
your
should
Rm.



PC
Jedlo

London Underground Limited
30 The South Colonnade
Canary Wharf
London E14 5EU
Telephone 020 7222 5600

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

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
RB KJC	31 OCT 2001			PLANNING		
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	

(69)

Dear Sirs,

Planning Application - Flat 5, 34 Gordon Place, W8

I understand that a planning application has been submitted in respect of this property, which is situated partly above the District and Circle Line tunnel. Cover above the tunnel is very shallow at this point and the railway could therefore be adversely affected by the proposed development. I shall be glad if you will ask the applicant to submit her plans to this office without delay so that such conditions as may be required to safeguard the railway can be discussed. It is possible that London Underground Ltd will wish to make formal observations when I have seen the applicant's proposals.

Yours faithfully,

RTE Box
Information Manager

DP1

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 09 August 2001
Our Ref: PP/01/01430 /CH30

Application Date: 18/06/2001 Complete Date: 26/06/2001
Revised Date: 07/08/2001
Agent: Ms. Cara Kiewel, 8 Dukes Lane, London, W8 4JL
Address: Flat 5, 34 Gordon Place, London, W8 4JE

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

- | | |
|--|---|
| Class - 8th Schedule development | Class - Listed building consent for above Classes. |
| Class - shop fronts | Class - Conservation area consent |
| Class - conversion from non s/c dwellings etc | Class - approval of facing materials |
| Class - amendments as required by T.P. Committee | Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a core shopping frontage. |
| Principal | Class - grant permission license or no objection |
| Class - grant or refuse certificates of Lawful development under | Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class - Crossover under S.108 of the Highways Act 1980 | |

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DELEGATED APPROVAL
15 AUG 2001

DESCRIPTION OF PROPOSED DEVELOPMENT

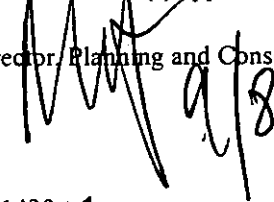
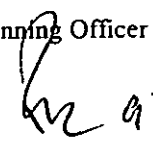
Replacement of existing fenestration and dormer windows at front of property and introduction of a new rooflight.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/01/01430 and PP/01/01430/A Applicant's drawing(s) No.006/001, and letter received from Cara Kiewel outlining details of the bathroom skylight, dated 3rd August 2001.

Number of Objections - 0

I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation	Head of Development Control	Area Planning Officer
		

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **The windows shall be timber framed, sliding sashes with lead cladding, and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

4. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVES

1. I21

2. I09

3. I11

4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD44, CD48, CD49, CD52, and CD53 (I51)

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the detailed design of the proposed dormer windows and of the new rooflight proposed and their impact on the character and appearance of the Conservation Area. Any implications for existing levels of amenity enjoyed by the occupants of nearby property must also be considered.
- 1.2 The relevant planning Policies are contained in the "Conservation and Design" Chapter of the UDP. Policies CD25, CD44, CD48, CD49, CD52, and CD53 are of particular relevance to this application.
- 1.3 The works which are proposed for this property, are the replacement of the dormer windows in the existing mansard roof, to the front of the property. The dormers will be replaced with new painted timber sash windows which are to be lead lined. A new skylight for the bathroom is also proposed, which will project 190mm above the line of the roof. The sky light is not intended to be used for access to the roof, as the flat currently has access through an existing roof hatch.
- 1.4 It is considered that the above works will not be detrimental to the character and appearance of the surrounding conservation area, and will improve the appearance of the building.
- 1.5 Observations of the Conservation and Design Officer are appended.

2.0 Public Consultation

- 2.1 Twenty two letters of notification were sent to properties in Gordon Place, and no objections have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/01/01430 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NC
Report Approved By: PK/LAWJ
Date Report Approved:

Site Visit 8/8/01



Existing Dormer windows



View of dormer windows from
inside.

[Click here and type address]

facsimile transmittal

To: Nicola Cowley Fax: 020 7361 3463

From: Cara Kiewel Date: 08/03/01

Re: Amendment to planning application Pages: 2

CC:

- Urgent For Review Please Comment Please Reply Please Recycle

Notes:

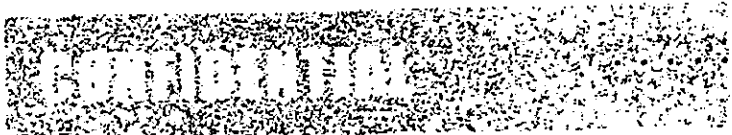
Nicola

A hard copy will follow via post.

Regards

Cara

Received 09 AUG 2001 09:45
 Planning Application



DCC

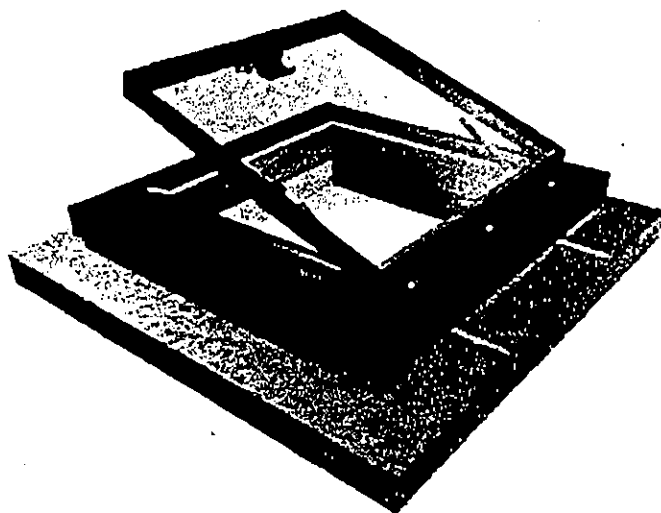
Cara Kiewel
8 Dukes Lane
London W8 4JL

3 August 2001

Ms Nicola Cowley
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

Dear Nicola


The following details for the "skylight to the bathroom" supersede those in the architectural drawings for proposed alterations for 34 Gordon Place, Flat 5 submitted in June 2001. This Plateau 600 skylight is not intended for roof access and is AA rated.



Co-ord. <u>Width</u> x <u>Length</u>	642 x 642
Overall unit Width x Length	950 x 950
Overall unit height	192
Clear viewing area (excl.gbs)	557 x 557
All-up weight	47
Casement component weight	20
Base unit component weight	27
Ventilation area (300 winder)	0.203

Please let me know if you require any further details in order to grant consent. The seals on the existing front windows have now degraded such that they leak considerably in heavy rain, causing damage to the wall and floor. I am keen to proceed with replacing them (as proposed in my planning application) as soon as possible.

Regards


Cara Kiewel
0207 894 8017

Nicola

has found

no details of 2

company that

do a similar

reflight

1 the
style

of all

Survey ✓/AD



RBKC District Plan Observations CONSERVATION AND DESIGN

Address Flat 5, 34 Gordon Place, W8	Appl. No. PP/01/01430	L.B. W0	C.A. 6	N C S
Description Replacement of windows - front windows + rooflight	Code	AS		

The replacement of the modern windows with two traditionally detailed domes windows is a welcome improvement to the appearance of the building
Condition - to be lead clad
- timber sliding sash windows.

Rooflight

A small rooflight may be acceptable here - provided it is not for access to use roof as a terrace leading to additional clutter on the roof.

The materials + high upstand of the rooflight is not welcome - ~~however~~ there are companies that produce a more flush conservation style rooflight - I can advise.

HH 6/7/11

Revised detail of conservation type rooflight with flat top as opposed to the polycarbonate dome - is more acceptable here

Rec. appeal

HH 6/8/11

THE ROYAL
BOROUGH OF

NOTICE OF A PLANNING APPLICATION



KENSINGTON
AND CHELSEA

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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council 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.

SCHEDULE

Reference: PP/01/01430/NC

Date: 06/07/2001

Flat 5, 34 Gordon Place, London, W8 4JE

Replacement of the existing fenestration to the existing front mansard face with two dormer windows and the introduction of a roof-light window.

APPLICANT Ms. Cara Kiewel,

*Rankings
6/7*