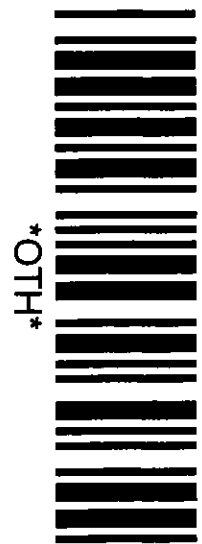


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. Paul Cook, William Sutton Trust,
Two Waters House,
Lawn Lane,
Hemel Hempstead, Herts.
HP3 9WH

APPLICATION NO: PP/01/02617

APPLICATION DATED: 05/11/2001

DATE ACKNOWLEDGED: 26 November 2001

APPLICATION COMPLETE: 26/11/2001

DATE TO BE DECIDED BY: 21/01/2002

SITE: Sutton Estate, Cale Street, London, SW3 3SG

PROPOSAL: Demolition of existing brick bin store and erection of a new timber bin store.

ADDRESSES TO BE CONSULTED

- 1.
2. 1-9 (ODD) ELYSTAN STREET
- 3.
4. 6-10 (EVEN) + 14-18 (EVEN) CALG STREET
- 5.
6. LEVERSTOCK HOUSE, SUTTON ESTATE, SW3 3QZ.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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
DTLR Dept. Transport Loc.Gov.& Regions

ADVERTISE

Effect on CA
Setting of Listed Building
Works to Listed Building
Departure from UDP
Demolition in CA
"Major Development"
Environmental Assessment
No Site Notice Required
Notice Required other reason
Police
L.P.A.C
British Waterways
Environmental Health
GLA - CATEGORY:
Govt. Office for London
Twentieth Century Society

✓ For under common law
27/11

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS

Sutton Estate

Cole Street

SUTTON ESTATE

CALE STREET.

POLLING DISTRICT

Q

HB Buildings of Architectural Interest
AMI Areas of Metropolitan Importance
MDO Major Sites with Development Opportunities
MOL Metropolitan Open Land
SBA Small Business Area
PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre
AI Sites of Archeological Importance
SV Designated View of St. Paul's from Richmond
SNCI Sites of Nature Conservation Importance
REG 7 Restricted size and use of Estate Agent Boards
ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV
<input checked="" type="checkbox"/>								<input checked="" type="checkbox"/>	C	N		<input checked="" type="checkbox"/>			

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:

Royal Borough of Kensington and Chelsea

GGP Point in Polygon Search Results

Corporate Land and Property Gazetteer

Buildings and their Units

Building	Georges Of Chelsea: Shop	6	Cale Street	SW3 3QU
Building	Salon	8	Cale Street	SW3 3QU
Building	Shop	10	Cale Street	SW3 3QU
Building	Shop	12	Cale Street	SW3 3QU
Building	Frys Of Chelsea: Shop	14	Cale Street	SW3 3QU
Building	The Pie Man Food Co Ltd: Shop	16	Cale Street	SW3 3QU
Building	Colin Denny Ltd: Shop	18	Cale Street	SW3 3QU
Building	Robert Stephenson Oriental Carpets: Shop	1	Elystan Street	SW3 3NT
Building		3/5	Elystan Street	SW3 3NT
Building	Shop	5	Elystan Street	SW3 3NT
Building	Launderette	7	Elystan Street	SW3 3NT
Building	Shop	9	Elystan Street	SW3 3NT
Building	Leverstock House	11	Sutton Estate	SW3 3QZ
Unit	Flat 11a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 11b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 11c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 11d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 11e	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 12d	Leverstock House	Sutton Estate	SW3 3QZ

Unit	Flat 12e	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 21a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 21b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 21c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 21d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 21e	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 22a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 22b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 22c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 22d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 22e	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 31a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 31b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 31c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 31d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 31e	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 32a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 32b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 32c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 32d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 32e	Leverstock House	Sutton Estate	SW3 3QZ

Unit	Flat 41a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 41b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 41c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 41d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 41e	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 42a	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 42b	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 42c	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 42d	Leverstock House	Sutton Estate	SW3 3QZ
Unit	Flat 42e	Leverstock House	Sutton Estate	SW3 3QZ

Total Number of Buildings and Units Found 50

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/01/02617/NB CODE SP

Room No:

Date: 27 November 2001

DEVELOPMENT AT:

Sutton Estate, Cale Street, London, SW3 3SG

DEVELOPMENT:

Demolition of existing brick bin store and erection of a new timber bin store.

The above development is to be advertised under:-

NOT IN ANY OF THE USUAL CATEGORIES.

M.J. French
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

1 2079/ 2080

020-7361- 2079/ 2080

Switchboard 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463

My reference:

Your reference:

Please ask for: Date: 27 November 2001

My Ref: DPS/DCSE/PP/01/02617/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Sutton Estate, Cale Street, London, SW3 3SG

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Demolition of existing brick bin store and erection of a new timber bin store.

Applicant William Sutton Trust, Two Waters House, Lawn Lane, Hemel Hempstead, Herts. HP3 9WH

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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

NOTICE OF A PLANNING APPLICATION

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:

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/01/02617/NB

Date: 07/12/2001

Sutton Estate, Cale Street, London, SW3 3SG

Demolition of existing brick bin store and erection of a new timber bin store.

APPLICANT William Sutton Trust,

On gates to estate for Ickfield &
opposite Bertram Rb 7/12/01 Jennison
JN Blocks

D1/1737

REASON FOR DELAY

CASE NO PP 10112617

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

In the case of this application, there has been a delay, **beyond 8 weeks**,

of.....

I have been unable to ensure that this case has been determined within the 8 week period for the following reason(s) [*highlight – there may be more than one reason!*]

- 1) Delay in arranging initial Site Visit [*a date for this should be fixed up in the first week after you receive the case!*]
- 2) Delays due to internal Consultation [*highlight as many as necessary*]
 - (i) Design – Discussions/initial Obs.
 - (ii) Design – Formal Obs.
 - (iii) Transportation
 - (iv) Policy
 - (v) Environmental Health
 - (vi) Trees
 - (vii) Other
- 3) Further neighbour notification/external consultation necessary (*spread or time period – please specify*)
- 4) Revisions not requested in time
Remember – Request all revisions by end of fourth week to stand reasonable chance of renotifying and determining case within 8 weeks !
- 5) Revisions requested in time, but not received in time
- 6) Revisions received but inadequate – further revisions requested
- 7) Revisions received but reconsultation necessary
- 8) Awaiting Direction from English Heritage/other EH delays...
- 9) Because of the Committee cycle
- 10) Applicant's instruction
- 11) OTHER REASON *Please state*.....

Signed..... (Case Officer)

fe

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

To: Chief Administrative Officer (Planning) Date: 20 December 2001
From: The Executive Director, Planning & Conservation **Our Ref: PP/01/02617/MIND**

Application Date: 05/11/2001 Complete Date: 26/11/2001

Agent: Mr. Paul Cook, William Sutton Trust, Two Waters House, Lawn Lane, Hemel Hempstead, Herts. HP3 9WH

Address: **Sutton Estate, Cale Street, London, SW3 3SG**

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 Principal
core shopping frontage.

Class - grant or refuse certificates of
Lawful development

Class - grant permission license or no objection
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.

DESCRIPTION OF PROPOSED DEVELOPMENT

Demolition of existing brick bin store and erection of a new timber bin store.

**DELEGATED
APPROVAL**

27 DEC 2001

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/01/02617 Applicant's drawing(s) No. Plans 01 and E1098/02 received 22 November 2001.

Number of Objections - 0

I hereby determine and grant ~~refuse~~ this application (~~subject to HMC 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

PP/01/02617: 1

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. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) **colour samples of the timber stain and preformed metal tile profiled sheeting to be used on the external faces of the structure.***Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)*

INFORMATIVES

1. I09
2. I10
3. You are advised that a number of relevant policies of the Unitary Development Plan and proposed alterations thereto were used in the determination of this case, in particular, Policy CD25 (I51)

DELEGATED REPORT

Address

Sutton Estate

Reference PP/01/2617

Conservation Area W

Listed Building S Yes/No

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

☐

Roof

☐

Rear

☐

Storeys

Side

☐

Front

☐

Garden

☐

Residential Alterations

☐

Residential Conversion

☐

From

To

Other

☒

Shopfront

☐

Non-Residential Extension

☐

Listed Building Demolition

whole

☐

part

☐

Listed Building Alterations

☐

Unlisted Building - Demolition

whole

☐

part

☐

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Attached

Standards

satisfactory

Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input checked="" type="checkbox"/>
Parking	<input checked="" type="checkbox"/>
Trees	<input checked="" type="checkbox"/>

HBMC Direction/Obs.

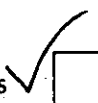
Obs. Rec'd	<input checked="" type="checkbox"/>
Direction Rec'd	<input checked="" type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

GRANT/APPROVE

subject to conditions



Informatives



Report by

NB

Date

Agreed

BC holding

24/12/01

1.0 THE SITE

- 1.1 The Sutton Estate is a mostly enclosed group of 11, five storey residential blocks centred around two courtyards. The Estate is not listed and the site can not be viewed from the neighbouring designated Chelsea Conservation Area.

2.0 PLANNING CONSIDERATIONS

- 2.1 The application seeks consent for the demolition of an existing brick built bin store in the south eastern corner of the Estate, and its replacement with a new timber structure. This again would be used as a new bin store for residents of the Estate.
- 2.2 The relevant policy is therefore CD25.
- 2.3 The proposed bin store would occupy exactly the same footprint of the current bin store. The proposed materials are different from the original structure in that the applicant has proposed the use of timber with a profiled metal sheeting for the roof. Whilst it is acknowledged that the current bin store utilises the same brick as the main residential blocks, the use of timber is considered an acceptable alternative which would not be out of character in this location. This is in line with previous consents within the Estate and is given added emphasis due to a large area of semi-mature planting which occupies the space between the residential blocks of Kingsmill, Maylands and Leverstock House, which creates a sense of a communal garden. Subject to the control of the colour of the timber (proposed as Green) and the metal sheeting to tie in with the surrounding red brick work, it is considered that the proposal would be compatible with the character of the surroundings and would not detract from the visual amenities of the local area.

3.0 REPRESENTATIONS

- 3.1 In total, the occupants of 47 neighbouring properties were contacted as a result of this application. No representations have been received.

4.0 RECOMMENDATION

- 4.1 That conditional consent be granted.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/01/02617 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB

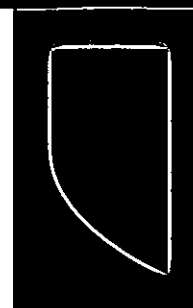
Report Approved By: BC/LAWJ

Date Report Approved:

BC Law

21.12.01

WILLIAM SUTTON TRUST, SOUTH DIVISIONAL OFFICE, TWO WATERS HOUSE, LAWN LANE,
HEMEL HEMPSTEAD, HERTS, HP3 9WH
TELEPHONE: 01442 283100 FACSIMILE: 01442 213251



WILLIAM
SUTTON
TRUST

Date: 7 December, 2001

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

Our Ref: CH.35/PJC/AMS

Your Ref: TP/PEND/BR

Dear Sirs

**PLANNING APPLICATION - REPLACEMENT BIN STORE AT SUTTON ESTATE,
CHELSEA**

Please find enclosed additional photographs as requested.

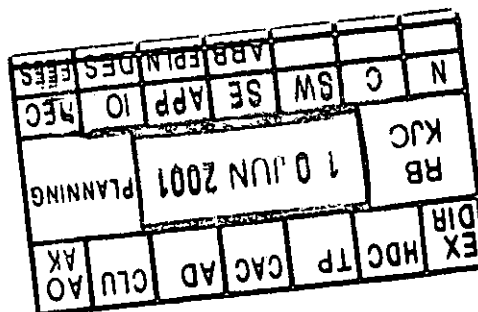
Should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Cook

Paul Cook
Area Maintenance Surveyor

Enc.



Awarded for excellence



INVESTOR IN PEOPLE



EX	HDC	TP	CAC	AD	CLU	AO	AK	DIA	EX
DIR									
F		10 JUN 2001		PLANNING					
N	C	SW	SE	APP	IO	REC			
								ARR/EPH/RES/EEES	



