

**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr Bijan Riaz,
3 Farrans Court,
Northwick Avenue,
Harrow, Middlesex
HA3 0AT

APPLICATION NO: CL/01/02681

APPLICATION DATED: 18/11/2001

DATE ACKNOWLEDGED: 05 December 2001

APPLICATION COMPLETE: 05/12/2001

DATE TO BE DECIDED BY: 30/01/2002

SITE: 108 Chatsworth Court, Pembroke Road, London, W8 6DG

PROPOSAL: Use of flat 108 Chatsworth Court for purposes in connection with the operation of car services.

ADDRESSES TO BE CONSULTED

- 1.
2. *None necessary*
- 3.
- 4.
- 5.
- 6.
- 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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 108 Chatsworth Court
Pembroke Road
108 CHATSWORTH COURT
PEMBROKE ROAD

POLLING DISTRICT KB
CLD12681

- | | | | |
|-----|--|--------|--|
| 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
			10/2						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:

PEMBROKE ROAD

Property Card N° : 0649 001 00

Site Name : Chatsworth Court

Comment :
TP Arch/History : 777 H 6483
See Also :Xref :
Notes :

TP No	Brief Description of Proposal	1 of 3	Adverts & History No
	CONVERT DIS-USED LOWER GROUND FLOOR RESTAURANT, KITCHEN AND TOILETS TO EIGHT S/C FLATS.		618

Received	Decision & Date	
Completd	Unconditional	11/08/1959
Revised		

TP No	Brief Description of Proposal	2 of 3
	ALTERATIONS TO THE SQUASH COURT TO FORM TWO FLATS.	

Received	Decision & Date	
Completd	Refused	26/07/1960
Revised		

TP No	Brief Description of Proposal	3 of 3
	CONVERT SQUASH COURT TO TWO S/C FLATS.	

Received	Decision & Date	
Completd	Conditional	16/12/1960
Revised		

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

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**

Mr Bijan Riaz,
3 Farrans Court,
Northwick Avenue,
Harrow, Middlesex
HA3 0AT

Switchboard: 020-7937-5464

Direct Line: 020-7361-3190

Extension: 3190

Facsimile: 020-7361-3463

30 JAN 2002

My Ref: CL/01/02681/COTH

Please ask for: Central Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED - SECTION 192 (DE4)
108 Chatsworth Court, Pembroke Road, London, W8 6DG

I refer to your application dated 18/11/2001, completed 04/12/2001, for a certificate of Lawful Proposed Use or Development in respect of the above mentioned premises.

Your application has now been considered by the Council and I enclose for your attention the certificate.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. J. French'.

Michael J. French
Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACT, 1990 : SECTION 192

**(AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION
ACT 1991)**

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988:
ARTICLE 26A**

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT (DC3)

The Royal Borough of Kensington and Chelsea Council hereby certify that on the 18/11/2001 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged black on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act, 1990 as amended for the following reason:

The use of the flat by the occupant, in connection with the operation of a chauffeur service, is considered to be ancillary to the residential accommodation.

Signed.....

Date..... 30 JAN 2002

On behalf of the Royal Borough of Kensington and Chelsea Council

Notes:

1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act, 1990 as amended.
2. It certifies that the use/operation/matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act as amended which states that the lawfulness of the described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

FIRST SCHEDULE

Use of flat 108 Chatsworth Court in connection with the operation of a chauffeur service

SECOND SCHEDULE

108 Chatsworth Court, Pembroke Road, London, W8 6DG

as shown on submitted drawing No(s): CL/01/02681

Applicant's drawings entitled: "The Flat Plan" received on 26 Nov 2001,

and "Super plan Ordinance Survey 1996" received on 26 Nov 2001

INFORMATIVES

1. The use for which this Certificate has been issued has been modified from the description given in the application for the following reason:

In order to clarify the proposal.

2. If the applicant is aggrieved by this decision he/she may appeal to the Department of Transport, Local Government and the Regions under Section 195 of the above Act. Appeal forms may be obtained from the Department of Transport, Local Government and the Regions, Room 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

AC

DELEGATED REPORT
CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

Address

Reference

01/01/2681

Conservation Area No

Listed Building ~~Yes~~/No

② 108 Chatsworth Court
Pembroke Road
London W8 6DZ

Use



Operations



Both



Development commenced?

Yes/~~No~~

Proposed Development

② Use of Flat 108 Chatsworth Court ~~for~~ in connection to the operation of a chauffeur ~~service~~ service which is ancillary to the residential accommodation.

Submitted Grounds for Application

Applicant ^{states} ~~considers~~ that the property is used as a residential flat and the chauffeur service is ancillary to this.

DELEGATED
APPROVAL
30 JAN 2002

ANALYSIS

1. Site visit to flat on 18th January 2002. The property is a studio flat with strong evidence of residential occupation. ~~There is a kitchen~~ ~~where~~ and personal effects.
2. The applicant advises that he has direct contact with his clients, and will be no signage or passing trade. The property is used only for correspondence and postal use. ^{additional} No staff operate from this property, only the applicant who lives there and operates 1 car.
3. The use has been in operation for several months, and no complaints have been received to suggest that this ~~is~~ is operating ⁱⁿ any other way.

In conclusion, on the basis that it is the ^{occupier} ~~owner/lessee~~ of this flat ~~for~~ organising his ^{chauffeur appointments} ~~work~~, without any additional staff, by means of a mobile phone and fax machine, it is considered to be ancillary to the residential accommodation of this property and therefore lawful.

CONCLUSION: LAWFUL/NOT LAWFUL

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

① RBKC hereby certify that on the date of application the following use/operations/^{by the occupant,} ~~(is different from application - full description required)~~:

Use of Flat, in connection with the operation of a chauffeur service, which is ancillary to the residential accommodation, as described at the time of the service,

in respect of the following land (description to appear on certificate-if different from application):

108 Chatsworth Court
Pembroke Road
London W8 6DL

as edged black on the attached plan and shown on the following Drawing Numbers (to appear on certificate):

④ "The Flat Plan" received on 26 Nov 2001, and
" Superplan Ordinance Survey 1996 " received on 26 Nov 2001
would have been, on the date of the application, ~~LAWFUL/NOT LAWFUL~~*
for the following reasons (to appear on certificate -refusals and grants):

⑤ The operation of the chauffeur service from this property is ancillary to the residential occupation.

INFORMATIVES (*delete if inappropriate)

*1. The use/~~operations/ or the land~~ for which this Certificate has been issued has been modified from the description(s) given in the application for the following reasons:

⑤ " In order to clarify the proposal.

(Rights of appeal to be attached)

OTHER INFORMATIVES (if any)

Report By

1/1/02
Lonley

Date 29/1/02

Agreed

29/1/02
WMS 29/1/02

REASON FOR DELAY

CASE NO / /

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)



PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



KENSINGTON
AND CHELSEA

Mr. Bijan Riaz
Mr Mehrdad,
3 Farraus Court,
Northwick Avenue,
Harrow, Middx. HA3 0AT

Switchboard: 0171-937 5464

Direct Line: 0171-361

Facsimile: 0171-361 3463

My reference:

Your reference:

Please ask for:

DPS/PA/ CL/01/2681/coth

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED - SECTION 192

108 Chatsworth Court Pembroke Rd
London W8 6DZ

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Your application has now been considered and I enclose for your attention the Certificate.

Yours faithfully,

Executive Director, Planning and Conservation

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Signed (1) (Council's authorised officer)

Dated

On behalf of the Royal Borough of Kensington and Chelsea Council

- Notes: 1. This certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act 1990 as amended.
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FIRST SCHEDULE (2)

SECOND SCHEDULE (3)

As shown on RBK+C dwgs C/L01/2681 & Applicants ^{1 unnumbered} dwgs

~~As~~ titled (4)

INFORMATIVES

(5) 11

21 IF the Applicant/Agent is aggrieved by this

PEMBROKE ROAD

Property Card N° : 0649 001 00

Sitename : Chatsworth Court

Comment :
TP Arch/History : 777 H 6483
See Also :Xref :
Notes :

TP No	Brief Description of Proposal	1 of 4	Adverts & History No
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	CONVERT SQUASH COURT TO TWO S/C FLATS.	

Received	Decision & Date	
Completd	Conditional	16/12/1960
Revised		

TP No	Brief Description of Proposal	4 of 4
CL/01/2681	USE OF FLAT 108 CHATSWORTH COURT FOR PURPOSES IN CONNECTION WITH THE OPERATION OF CAR SERVICES. (CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT)	

Received 26/11/2001	Decision & Date
Completd 15/12/2001	
Revised	CURRENT

Kensington & Chelsea planning office
The Town Hall
Dep.705, Room 325
Hornton St
London W8 7NX

Date:18/Nov/2001

Ref :BC/11,01/PCO/BR

Dear Sirs, Madams

Recently we have applied for Public Carriage licence and they have requested to get a letter from your office that either we don't need planning permission or if we need we have to get one. which we think is not appropriate to have one. but if so ,we would be glad to have one. As the above address is the residential flat for Mr. M Nasrollahpour also partly is used by us (Mr. Bijan Riaz & Mr Mehrdad Nasrollahpor the director and the secretary of above company) we are chauffeurs that operating from our individual personal mobile telephones and the address given to PCO is only for our correspondent , Fax , E Mail and postal activities center.

In our two previous visits to your office you have requested that you required the below informations. which all are enclosed.

- 1) Site location plant TQ 2578NW, (superplan) O Survey 1996, Scale: 1:1250 X4 the building is high lighted.
- 2) Plan of existing flat and the corner which is communications desk. Plane A. x4
- 3) Flat is on third floor of the building.
- 4) (a) No one is employed only Mr M. Nasrollahpour, is living there ,
(all bookings is done by our mobile telephone directly) so there wont be any passing trade
(b) No aerial is needed
(c) Only Mr. M. Nasrollahpours car is parked in the premises
(d) There are no other cars parked or used in this area or out side
(e) I Mr. B.Riaz would operate from out side.
- 5) A cheque of £95.00 is enclosed incase of PP fee.

We would not have any disturbance for the neighbours and we have no passing trade and therefore we would appreciate that you send us a letter that the PCO would not need planning permission for the purpose of our services.

If you need any assistance please would not hesitate to ask us.Your kind attention will be highly appreciated

Yours faithfully

5Cs Ltd
Bijan Riaz

Reg:No4135822R

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
RB		26 NOV 2001				PLANNING
KJC						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

100

THE UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

OFFICE OF THE DIRECTOR
WASHINGTON, D. C.
JAN 22 1964
MEMORANDUM
TO: THE SECRETARY
FROM: THE DIRECTOR

SUBJECT: [Illegible]
[Illegible]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

[Illegible text block]

Very truly yours,
[Illegible Signature]

[Illegible Title]