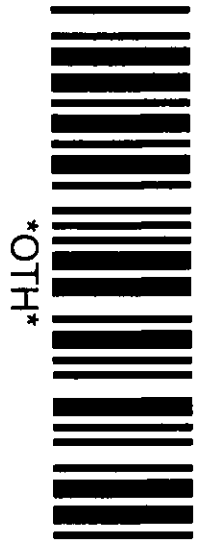


ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



\*OTH\*

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. John Starling,
308 Alaska 600 Building,
61 Grange Road,
London,
SE1 3BB

APPLICATION NO: PP/01/02599

APPLICATION DATED: 16/11/2001

DATE ACKNOWLEDGED: 22 November 2001

APPLICATION COMPLETE: 21/11/2001

DATE TO BE DECIDED BY: 16/01/2002

SITE: Ainsworth Nursery School, 47 Acklam Road, London, W10 5YU

PROPOSAL: Insertion and installation of two windows in the external wall (facing the access way) in connection with the conversion of a small store as an extension to an office area used by the nursery school.

ADDRESSES TO BE CONSULTED

- 1. 39/41, 43/49, 147/161 Acklam Road (odd)
2.
3. 19-41, 115/143 (odd)
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

Handwritten notes: 40, 2/11, X, 38, 39.

- 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 47 ACKLAM ROAD

AINSWORTH NURSERY SCHOOL  
47 ACKLAM ROAD.

POLLING DISTRICT BA

PP101/02599

- |     |  |        |  |
|-----|--|--------|--|
| 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							
								✓									

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

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

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

<b>Daylighting</b>	Complies	
	Infringes	

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

**Notes:**

CLPG-NEIGHBOURING CONSULTEES ADDRESS SEARCH  
CLPG ADDRESS SEARCH

19 /37 Acklam Road W10 5YU [+ 10] } including ....

>	23	Acklam Road	W10 5YU	( ) //	
>	33	Acklam Road	W10 5YU	( ) //	
>	35	Acklam Road	W10 5YU	( ) //	
>	31	Acklam Road	W10 5YU	( ) //	
>	29	Acklam Road	W10 5YU	( ) //	
>	25	Acklam Road	W10 5YU	( ) //	
>	21	Acklam Road	W10 5YU	( ) //	
>	37	Acklam Road	W10 5YU	( ) //	
>	1st Floor Flat	19	Acklam Road	W10 5YU	( ) // ✓
>	27	Acklam Road	W10 5YU	( ) //	

10 Acklam Road W10 5QZ [+ 28] } including ....

>	Unit 1 At	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 2	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 3	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 4	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 5	10	Acklam Road	W10 5QZ	(warehouse) //
>	Unit 6a	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 6b	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 6c	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 7	10	Acklam Road	W10 5QZ	(warehouse) //
>	Unit 8	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 9	10	Acklam Road	W10 5QZ	(warehouse) //
>	Unit 10	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 11	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 12	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 13	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 14	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 15	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 16	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 17	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 18	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 19	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 20	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 21	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 22	10	Acklam Road	W10 5QZ	(warehouse) //
>	Unit 23	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 24	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 25	10	Acklam Road	W10 5QZ	(workshop) //
>	Unit 26	10	Acklam Road	W10 5QZ	(workshop) //

115 /143 Acklam Road W10 5YX [+ 15] } including ....

>	133	Acklam Road	W10 5YX	( ) //	
>	117	Acklam Road	W10 5YX	( ) //	
>	131	Acklam Road	W10 5YX	( ) //	
>	141	Acklam Road	W10 5YX	( ) //	
>	121	Acklam Road	W10 5YX	( ) //	
>	139	Acklam Road	W10 5YX	( ) //	
>	135	Acklam Road	W10 5YX	( ) //	
>	127	Acklam Road	W10 5YX	( ) //	
>	123	Acklam Road	W10 5YX	( ) //	
>	125	Acklam Road	W10 5YX	( ) //	
>	119	Acklam Road	W10 5YX	( ) //	
>	129	Acklam Road	W10 5YX	( ) //	
>	143	Acklam Road	W10 5YX	( ) //	
>	3rd Floor Flat	115	Acklam Road	W10 5YX	( ) //
>	137	Acklam Road	W10 5YX	( ) //	

39 /41 Acklam Road W10 5YU [+ 0] ✓

X 38

43 /49 Acklam Road W10 5YU [+ 5] } including ....  
}-----> 43 /49 Acklam Road W10 5YU ( ) // ✓  
}-----> 43 /49 Acklam Road W10 5YU ( ) // ✓  
}-----> 43 /49 Acklam Road W10 5YU ( ) // ✓  
}-----> Store, 43 /49 Acklam Road W10 5YU (storage and premise) //  
}-----> Ainsworth Nursery School 47 Acklam Road W10 5YU (No supp!) //

147 /161 Acklam Road W10 5YX [+ 8] } including ....  
}-----> 3rd Floor Flat 147 Acklam Road W10 5YX ( ) // ✓  
}-----> 161 Acklam Road W10 5YX ( ) // ✓  
}-----> 151 Acklam Road W10 5YX ( ) // ✓  
}-----> 155 Acklam Road W10 5YX ( ) // ✓  
}-----> 149 Acklam Road W10 5YX ( ) // ✓  
}-----> 153 Acklam Road W10 5YX ( ) // ✓  
}-----> 157 Acklam Road W10 5YX ( ) // ✓  
}-----> 159 Acklam Road W10 5YX ( ) // ✓

End of list CLPG Address Search

Source: RBKC Corporate Land and Property Gazetteer (as on 04/01/2001) - RBKC/Plat  
QuickMap (27/11/01)

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

## MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

NOTICE OF A PLANNING APPLICATION

My Ref: PP/01/02599/DT

CODE SL

Room No:

Date: 26 November 2001

### DEVELOPMENT AT:

Ainsworth Nursery School, 47 Acklam Road, London, W10 5YU

### DEVELOPMENT:

Insertion and installation of two windows in the external wall (facing the access way) in connection with the conversion of a small store as an extension to an office area used by the nursery school.

The above development is to be advertised under:-

**NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE:**

**M.J. French**

Executive Director, Planning & Conservation

**SITE NOTICE CRITERIA NOT MATCHED CHECK CORRECT CODE IS  
ENTERED**

---

# 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/DCN/PP/01/02599/DT

Planning Information Office

Dear Sir/Madam,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Ainsworth Nursery School, 47 Acklam Road, London, W10 5YU**

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**

**Insertion and installation of two windows in the external wall (facing the access way) in connection with the conversion of a small store as an extension to an office area used by the nursery school.**

**Applicant Ainsworth Nursery School, 47 Acklam Road, London, W.10**

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***



# 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)

● Telephoned John Starbuck

- store contains office stuff / admin equipment — ancillary to school
- proposed change to ancillary office space for school — allow staff to use area for admin, work etc, or for him for special needs
- Security for school — OK, sliding grille on inside of window. Nothing to project over pavement walkway, no security concerns here in any planning sense.
- materials? advised would not insist on timber here — he's grateful!
- Advised — can delegate as 19<sup>th</sup> December as long as < 2 objections (TMO notified)

AT 5/12



Ae.  
DPI

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

To: Chief Administrative Officer (Planning) Date: <sup>20</sup> 19 December 2001  
From: The Executive Director, Planning & Conservation Our Ref: PP/01/02599/MNW

Application Date: 16/11/2001

Complete Date: 21/11/2001

Agent: Mr. John Starling, 308 Alaska 600 Building, 61 Grange Road, London, SE1 3BB  
Address: Ainsworth Nursery School, 47 Acklam Road, London, W10 5YU

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**

**Insertion of two windows in the external wall (facing the access way) in connection with the conversion of a small store as an extension to an office area used by the nursery school.**

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/01/02599 Applicant's drawing(s) No. Site Plan and AR80, 81, and 82

**Number of Objections - 0**

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing hereunder, or for the reasons stated.

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

PP/01/02599: 1

**DELEGATED  
APPROVAL  
20 DEC 2001**

ldus  
19/12/01

## 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)*

## INFORMATIVES

1.       I10
  
2.       I09
  
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 Policies CD25, CD30, CD30a, CD33, CD34, and CD44a being of particular relevance.

# DELEGATED REPORT

Address

47 Acklam Road

Reference

PP101/2599

Conservation Area

No

Listed Building Yes/No

Yes

## 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 Award*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees
- HBMC** Direction/Obs.
- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*DA*

Date

Agreed

*helms*  
*19/12/09*

**1.0 SITE DESCRIPTION**

- 1.1 The application concerns an area of wall on the southern flank elevation of the existing Ainsworth Nursery School building, adjacent to the walkway that runs along the southern building boundary. The property is not Listed or within a Conservation Area.

**2.0 PROPOSAL**

- 2.1 Planning permission is sought to insert two windows, each being 2m in depth and 800mm in width, with three glazing panels of which the lower would be fixed and the upper two vertical sliding sashes.
- 2.2 The alterations are proposed in connection with the change of use of the adjacent internal room from storage to staff support office; however, the existing room is storage room is ancillary to the school as would be the staff office, so there would not be any material change of use or, therefore, requirement for planning permission other than for the windows themselves.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The proposals must be considered as to their impact upon the appearance of the school, property, and in terms of any security implications for those using the walkway or within the school building itself. The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan, and the Proposed Alterations to the Plan, with policies CD25, CD30, CD30a, CD33, CD34, and CD44a being of particular relevance.
- 4.2 The proposed windows are considered to present a very limited impact upon the appearance of the school, and are considered to be acceptable in their position, size and detail. As such, the windows satisfy the requirements of the Policies CD25, and CD44a.
- 4.3 The windows would, to a degree, offer greater surveillance of the walkway and in consequence assist security in that vicinity. With the lower panel fixed it is not considered that there would be any significant implications for school security. It is considered that Policy CD33 is satisfied.
- 4.4 It is not considered that there are any residential amenity implications, and Policies CD30 and 34 are satisfied.



**5.0      CONSULTATION**

5.1      Thirty-nine letters of notification were sent to properties in Acklam Road, and the TMO notified. N representations have been received.

**6.0      RECOMMENDATION**

6.1      Grant planning permission

**M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

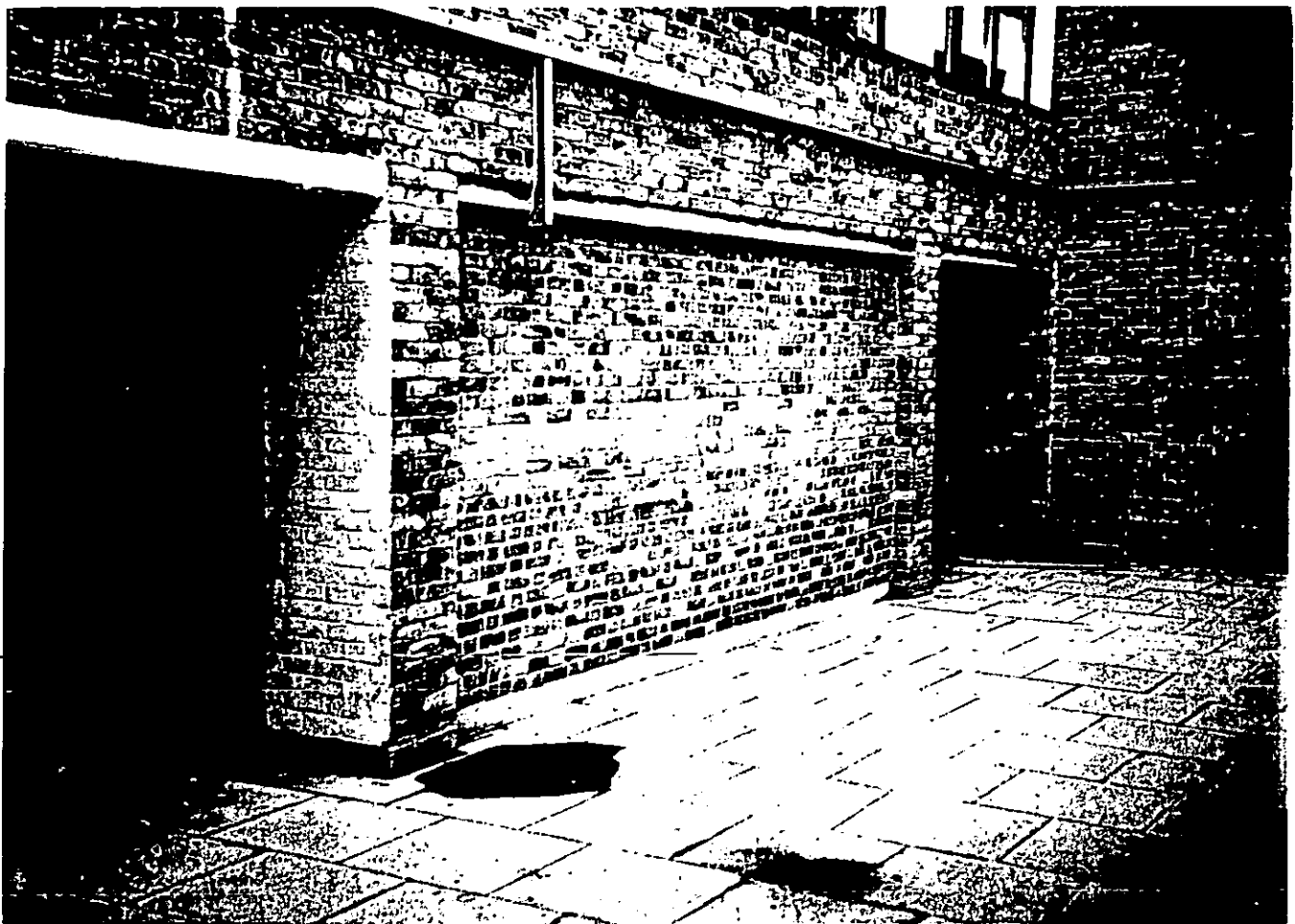
**Background Papers**

**The contents of file PP/01/02599 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

Report Prepared By:    DT  
Report Approved By:    LAWJ *LAWJ*  
Date Report Approved:    *19/12/0.*



*SITE FOR WINDOWS IN WALL*



EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
RB	19 NOV 2001				PLANNING	
KJC						
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	