

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS S Swan Walk PP002700

S SWAN WALK

SW3

POLLING DISTRICT T.

- | | | | |
|-----|--|--------|--|
| 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						
20			✓					✓								

7/14

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:

5 SWAN WALK

Property Card N° : 1061 008 00

Sitename :

Comment :

TP Arch/History : 80901 H 14163

See Also : 4/6

PP002700

Xref :

Notes :

TP No PP/00/0937 Brief Description of Proposal 1 of 1

ERECTION OF EXTENSION AT REAR BASEMENT LEVEL AND
CONSERVATORY AT GROUND FLOOR LEVEL.

Received	13/04/2000	Decision & Date	
Completed	19/04/2000	Conditional	02/06/2000
Revised	15/05/2000		

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

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Wilson Kerr, RIBA,
15 Chepstow Place,
London,
W2 4TT

APPLICATION NO: PP/00/02700

APPLICATION DATED: 18/11/2000

DATE ACKNOWLEDGED: 22 November 2000

APPLICATION COMPLETE: 22/11/2000

DATE TO BE DECIDED BY: 17/01/2001

SITE: 5 Swan Walk, London, SW3 4JJ

PROPOSAL: Application seeks permission to vary condition No. 5 attached to planning permission dated 02/06/2000 (Reference PP/00/0937) to permit the approved timber framed rear conservatory to be painted in a colour other than white.

ADDRESSES TO BE CONSULTED

- 1.
2.
3. AS PP/00/0937
4.
5. 4,6,7 Swan walk
6.
7. 3,4,5, clover mews
8.
9.
10.
11.
12.
13.
14.
15.

CONSULT STATUTORILY

- HBMC Listed Buildings
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
The Environment Agency
Thames Water
Crossrail
LRT/Chelsea-Hackney Line

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
Govt Office for London

Handwritten circled number 6 and signature/initials with date 23/11

Handwritten circled number 1 and signature/initials with date 23/11

REASON FOR DELAY

CASE NO. PP/06/2700

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.....

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
[highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) 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..... (Case Officer)

Ac

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

To: Chief Administrative Officer (Planning) Date: 21 December 2000
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02700 /CHSE
Applicant's Ref:
Application Date: 18/11/2000 Complete Date: 22/11/2000 Revised Date:
Applicant: Wilson Kerr, RIBA., 15 Chepstow Place, London,
W2 4TT
Address: 5 Swan Walk, Chelsea, SW3 4JJ

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
- Class (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
- Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
- Class (x) - Crossover under S. 108 of the Highways Act 1980

**DELEGATED APPROVAL
28 DEC 2000**

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Pursuant to Section 73 of the T&CP Act 1990,

[for use] Erection of a basement extension and conservatory at rear ground floor level *with a* variation of condition No. 5 attached to planning permission dated 02/06/2000 (Reference PP/00/0937) to permit the approved timber framed rear conservatory to be painted in a colour other than white.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02700

Applicant's drawing(s) No. 90503.0001, 90503.0002, 90503.0003, 90503.0004, 00/SW/01/A, D, 00/SW/02, 00/SW/03B and Albion balusters specification

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 above 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/00/02700/1

Wates
22.12.00

22.12

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **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)
2. **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 ensure a satisfactory standard of external appearance. (R071)
3. **The windows located on the rear closet wing elevation at ground and first floor levels shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
4. **The conservatory hereby permitted shall be timber framed, dark green ~~or~~ , ^{*} grey painted, and so maintained. (C076)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
5. **The balustrading at ground floor level shall be of black painted metal and so maintained. Any changes to the balustrading shall be submitted to and approved by the Local Planning Authority prior to the commencement of works**
Reason: To preserve the character and appearance of the conservation area
6. **All new rainwater goods and guttering shall be of black painted cast metal and so maintained**
Reason: To preserve the character and appearance of the conservation area

** or white painted.*

INFORMATIVES

1. I09
2. I10
3. I11
4. I21
5. I30

6. 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, CD 41, CD42, CD52 and CD53 .(I51)

DELEGATED REPORT

Address

5 Swan Walk, SW3

Reference PP/00/2700

Conservation Area Yes

Listed Building 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

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

see Award

GRANT/APPROVE

subject to conditions

Informatives

Report by

AS

Date

Agreed

BC/WW
22.12.00

1.0 THE SITE

5 Swan Walk is a five storey building with a basement located on the northern side of Swan Walk close to the junction with Dilke Street. The property backs onto Clover Mews and is in use as a single family dwelling. The property is not listed but is within the Royal Hospital conservation area.

2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD41, CD42, CD52 and CD53.

The scheme which already benefits from planning permission under reference PP/00/0937 comprises a single storey rear extension at basement level with a conservatory above at ground floor level.

The basement extension involves infilling at basement level adjacent to an existing three storey closet wing extension. This occupies the remainder of the width with a depth of 3.2m, and would have two pairs of french doors to the garden. The extension is set back from the line of the closet wing.

The timber conservatory is above the rear basement extension abutting the closet wing extension. The conservatory also occupies the remaining width of the property not occupied by the closet wing and also extends 3.2m from the rear wall.

Works also include new balustrading and a spiral staircase to garden level and the installation of new and replacement windows to the rear closet wing elevations.

The basement extension has been constructed as has the conservatory. The other works are still in progress. No changes are proposed to the approved scheme other than the variation of condition 5 on planning permission reference PP/00/0937 to enable the conservatory to be painted a colour other than white. The conservatory has already been painted in National Trust 'Green Smoke'. This is considered to be acceptable and appropriate to the age and character of the building. It is considered that the proposal would not harm the character or appearance of the conservation area.

In addition, it is considered that this variation would not result in any loss of amenity to the occupiers of any neighbouring properties.

3.0 CONSULTATION

Occupiers of 6 neighbouring properties have been notified of the proposal. No representations have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report by ALS

Approved by: *B/ how*

PP/00/02700: 4

22/12/00

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



File Copy

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 23 November 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02700/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 5 Swan Walk, London, SW3 4JJ

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

Vary condition No. 5 attached to planning permission dated 02/06/2000 (Reference PP/00/0937) to permit the approved timber framed rear conservatory to be painted in a colour other than white.

Applicant J. Armitage, 12 Milner Street, London, S.W.3

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 Ladbrooke Grove, London W11 (under the Westway near Ladbrooke 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

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02700/ALS

CODE A1

Room No:

Date: 23 November 2000

DEVELOPMENT AT:

5 Swan Walk, London, SW3 4JJ

DEVELOPMENT:

Vary condition No. 5 attached to planning permission dated 02/06/2000 (Reference PP/00/0937) to permit the approved timber framed rear conservatory to be painted in a colour other than white.

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

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 ^{has received} an application:

**KENSINGTON
AND CHELSEA**

(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/00/02700/ALS

Date: 01/12/2000

5 Swan Walk, London, SW3 4JJ

exp 22/12

Vary condition No. 5 attached to planning permission dated 02/06/2000 (Reference PP/00/0937) to permit the approved timber framed rear conservatory to be painted in a colour other than white.

APPLICANT J. Armitage,

RAILINGS. 1 DEC 2000 (P.M). JOHN.S.



RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C SE
5 Swan Walk, SW3	00/2000/ALD	-	20	
Description	Code			
Change colour of new conservatory to light green.	EA			

Amre

In the location proposed it is very enclosed.
A grey/green ~~as a different colour~~
will not adversely harm the character or
appearance of the CA.

Revised - approval.

HP 1/12/05

S Swan walk

Royal Hospital Cons Area

PP was granted earlier
in the year for a
Conservatory

Condition was imposed
that it should be
painted white

Cons is at rear raised
g/f level.

Set on top of extension

Next door cons is white
also

— they want it green

~~Site~~ site visit

wed 6th Dec
11.30pm

Mr Wilson Kerr
