

Neil Squires
Property Development Consultant
22 Ossian Road
London N4 4EA
020 8292 8639

PC/nek / (EA)

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

BB
4/10

FAO. Mr.E.Adamczyk

2/10/00

Dear Sir,

Re: 11 First Street, London SW3

Further to our recent telephone conversations and your letter dated 5/9/00, please find enclosed a sketch section drawing showing the proposed location of new ballustrading guarding the existing roof terrace (Dwg.No. pB0008:sk1). Please note that the ballustrading is positioned so as to be invisible from street level in First Street and Richards Place. My client would appreciate your informal comments as to the acceptability of this arrangement, and, subject to these being positive, would then be happy to submit formal applications to yourselves.

Please do not hesitate to contact me if you require any further information or clarification.

Yours faithfully,



Neil Squires

RECEIVED BY PLANNING SERVICES									
EX	HDC	N	C	SW	S	ENF	AO	ACK	
DIB									
(S)		- 4 OCT 2000							
APPEALS	IO	REC	ARB	FWD	CON	DES	FEES		
				PLN					

Neil Squires
Property Development Consultant
22 Ossian Road
London N4 4EA
020 8292 8639

PP002707

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

20/11/00

Dear Sir,

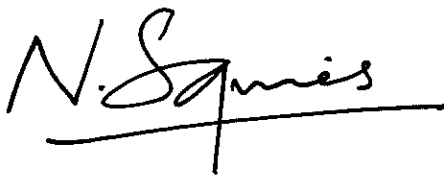
Re: 11 First Street, London SW3

Further to my recent discussions with Mr. Adamczyk, and my site meeting with Mr. Price, please find enclosed a drawing showing a scheme for the installation of a new balustrade to the existing roof terrace at the above-mentioned property (Dwg.No. pB0008:1). I also enclose completed planning application forms, together with a cheque in the sum of £95 (ninety five pounds), in accordance with your scale of charges.

Please note that this proposal has been discussed in detail with Mr. Price, and is designed in strict adherence to his informal advice. This new balustrade is located so as to be invisible from street level, and is a replacement for the previously existing untidy and obtrusive ballustrading which was erected in piecemeal fashion by past owners.

Please let me know if you require any further information.

Yours faithfully,



Neil Squires

RECEIVED BY PLANNING SERVICES							
EX Dih	HDC	N	C	SW	SE	ENF	AO ACK
22 NOV 2000							
				FWD PLN	CON DES	FEES	

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 11 first st.

11 FIRST STREET

POLLING DISTRICT RA

- | | | | |
|-----|--|--------|--|
| 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							
18.																

	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:

11 FIRST STREET

Property Card N° : 0323 012 00

Sitename :
 Comment :
 TP Arch/History : 78688 H 10824
 See Also :

Xref :
 Notes :

PP002707

TP No Brief Description of Proposal 1 of 9

ERECT REAR ADDITION AND CONVERT TO 2 S/C MAISONNETTES.

Received Decision & Date
 Complet'd **Unconditional** 03/05/1956
 Revised

TP No Brief Description of Proposal 2 of 9

EXTRA STOREY AT 3RD FLOOR LEVEL.

Received Decision & Date
 Complet'd **Conditional** 03/02/1961
 Revised

TP No Brief Description of Proposal 3 of 9

EXTRA STOREY PLUS 2 WINDOW OPENINGS IN PARAPET.

Received Decision & Date
 Complet'd **Conditional** 11/10/1961
 Revised

TP No Brief Description of Proposal 4 of 9

EXTRA STOREY PLUS 2 WINDOW OPENINGS IN PARAPET.

Received Decision & Date
 Complet'd **Conditional** 14/12/1962
 Revised

11 FIRST STREET

Property Card N° : 0323 012 00

Sitename :
Comment :
TP Arch/History : 78688 H 10824
See Also :

PP002707

Xref :
Notes :

TP No **PP/00/0810** Brief Description of Proposal 9 of 9

**ERECTION OF REAR EXTENSION AT BASEMENT AND UPPER GROUND
FLOOR LEVELS AND INFILL WITHIN LIGHTWELL AT BASEMENT AND
UPPER GROUND FLOOR LEVELS.**

Received 30/03/2000 Decision & Date
Completd 03/04/2000 Conditional 01/08/2000
Revised 23/05/2000

> 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

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



KENSINGTON
AND CHELSEA

File Copy

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 28 November 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02707(EA) Planning Information Office

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Proposed development at: 11 First Street, London, SW3 2LB

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

Installation of new balustrade to existing roof terrace.

Applicant Nick Jones and Kirsty Young, 11 First Street, London SW3

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02707/EA

CODE A1

Room No:

Date: 28 November 2000

DEVELOPMENT AT:

11 First Street, London, SW3 2LB

DEVELOPMENT:

Installation of new balustrade to existing roof terrace.

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

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Neil Squires,
22 Ossian Road,
London
N4 4EA

APPLICATION NO: PP/00/02707

APPLICATION DATED: 20/11/2000

DATE ACKNOWLEDGED: 23 November 2000

APPLICATION COMPLETE: 23/11/2000

DATE TO BE DECIDED BY: 18/01/2001

SITE: 11 First Street, London, SW3 2LB

PROPOSAL: Installation of new balustrade to existing roof terrace.

ADDRESSES TO BE CONSULTED

- 71. 7-15 (odd) First Street (except No. 11) - 7; 9; ~~11~~A+B; 13; 15
- 2. " " " " " " " "
- 73. 16-28 (evens) " " " " " "
- 4. " " " " " " " "
- 5. 79-102 Marlborough Flats, 61 Walton Street
- 26 6. +90A, 102A.
- 7. " " " " " " " "
- 8. " " " " " " " "
- 9. " " " " " " " "
- 10. " " " " " " " "
- 11. " " " " " " " "
- 12. " " " " " " " "
- 13. " " " " " " " "
- 14. " " " " " " " "
- 15. " " " " " " " "

40
28/11

11- BSMT/Gnd FR
1st Floor
2nd/3rd FR

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

CA
28/11



SET (A)

11 First St;

London SW3

Rear Elevation

looking Northwest

(3 of 4)

31/12/1979

31/12/1979

PP2000810



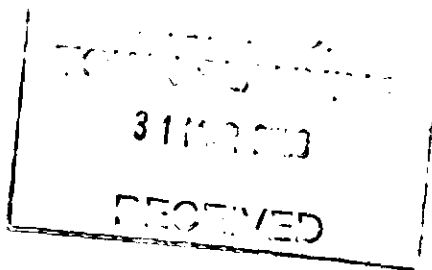
SET (A)

11 First St.
London SW3

Rear Elevation
Looking South East

454

PP000810



PP000310

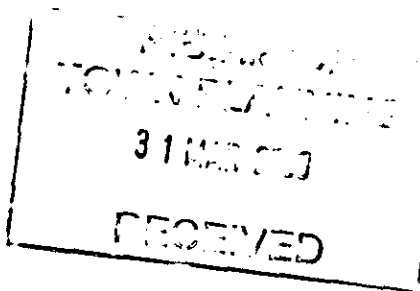


SET (A)

11 First St.
London SW3

Rear Elevation

(2 of 4)



PP003810



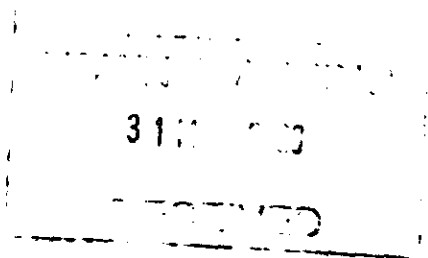
SET (3)

11 First St.

London SW

Front
Elevation

184



PF000310



#1
= VIEW FROM GARDEN



R.B.K & C
TOWN PLANNING

5 MAY 2000
RECEIVED

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Martin Blake
Simon Morray-Jones Architects
21 Milsom Street
Bath
BA1 1DE

Switchboard: 020 7937 5464
Extension: 2189
Direct Line: 020 7361-2189
Facsimile: 020 7361-3463
Email: plnea@rbkc.gov.uk

04 September 2000

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSE/PP/0 Your reference:
0.0810

Please ask for: Mr E Adamczyk

Dear Sir,

Town and Country Planning Act 1990
11 First Street Chelsea SW3


Re: Proposed erection of new ballustrading on roof parapet wall and new glazed roof hatch and decking

It has come to the attention of my enforcement officer Mr Adamczyk via plans submitted to the Council's District surveyor that you are intending to erect new ballustrading on top of the existing parapet wall. The approved planning drawings to planning permission TP/00/0810 show no railings or ballustrading to the existing roof. I would remind you that condition No.2 to the attached planning decision letter states that "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 prior written approval of the Local Planning Authority." (see attached copy).

I would advise you that the erection of new ballustrading on the roof parapet wall is considered to unacceptable in principle as it would cause visual harm to the appearance of the building and the Chelsea Conservation Area. As such it would be contrary to policies contained within the Council's Unitary Development Plan namely policies CD38, CD44, CD52, CD53.

In these circumstances I would be grateful if you could confirm to my officer Mr Adamczyk that you will not be erecting new ballustrading on the roof area. I would also be grateful if you could supply the Council with drawings of the new roof hatch and decking on the flat roof. If you have any further queries regarding this matter please do not hesitate to contact my officer Mr Adamczyk on the above telephone number.

Yours faithfully,


Bruce Coey
Area Planning Officer
for the Executive Director, Planning and Conservation



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

Mr Neil Squires
Property Development Consultant
22 Ossian Street
London
N4 4EA

Switchboard: 020 7937 5464
Extension: 2189
Direct Line: 020 7361-2189
Facsimile: 020 7361-3463
Email: plnea@rbkc.gov.uk



KENSINGTON
AND CHELSEA

05 September 2000

My reference: DPS/DCSE/PP/0 Your reference:
0.0810

Please ask for: Mr E Adamczyk

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Yours faithfully,


Bruce Coey
Area Planning Officer
for the Executive Director, Planning and Conservation

R

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

Mr Nick Jones
Soho House
25 Frith Street
London
W1V 5PJ

Switchboard: 020 7937 5464
Extension: 2189
Direct Line: 020 7361-2189
Facsimile: 020 7361-3463
Email: plnea@rbkc.gov.uk



KENSINGTON
AND CHELSEA

05 September 2000

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0.0810

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Yours faithfully,


Bruce Coey
Area Planning Officer
for the Executive Director, Planning and Conservation

R



RBKC

District Plan Observations CONSERVATION AND DESIGN

Address 11 First Street, SW3	Appl. No. 00/2707/EA	L.B. —	C.A. 18	N C S E ✓
Description New balustrade and roof access.	Code	M.	EA	

Principle - acceptable.

Detail - Building has been subject to a vertical roof extension in the past.
- taller than other buildings within the terrace with an existing roof terrace and unsympathetic railings on parapet.

- proposal, for railings set in which will be less visible and a more satisfactory design.

- roof access is flush with roof and below parapet.

- the proposed works will not adversely harm character of building or EA.

Recommendation - approval

Cond

C68

C71

Railings painted black.

MP 27/12/00

NOTICE OF A PLANNING APPLICATION

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



**KENSINGTON
AND CHELSEA**

Notice is hereby given the Royal Borough of Kensington and Chelsea Council 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/00/02707/EA

Date: 01/12/2000

11 First Street, London, SW3 2LB

Installation of new balustrade to existing roof terrace.

APPLICANT Nick Jones and Kirsty Young,

Handwritten signatures and date:
NJS
KJ
28/11

Ac.
DPI

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

To: Chief Administrative Officer (Planning) Date: ⁴ 4 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02707 /CHSE
Applicant's Ref:
Application Date: 20/11/1900 Complete Date: 23/11/1900 ~~Revised Date:~~
Applicant: Neil Squires, 22 Ossian Road, London
N4 4EA
Address: 11 First Street, London, SW3 2LB

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
- 5 JAN 2001**

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of new balustrade to existing roof terrace.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02707 Applicant's drawing(s) No. PB0008:1

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

83-1

hdws 3.1.2001

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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. **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)*~~

Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

~~*Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)*~~

4. **The railings to the roof terrace hereby permitted shall be painted black, and so maintained. (C082)**

Reason - To safeguard the appearance of the building/street. (R082)

5. **No water tank, lift motor room, or other roof structure shall be erected which rises above a roof of any part of the building, including the roof of any extensions. (C078)**

Reason - To safeguard the appearance of the building / terrace / area. (R077)

6. *C13.. details of the new roof hatch including the method of fixing to the roof. R13*

INFORMATIVES

1. I10

2. I11

3. I09

4. I51.. CD25, CD44, CD48, CD52/CD53
and

DELEGATED REPORT

Address

11 First Street

Reference

PP/00/2707

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

See Attached

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

EA

Date

Agreed

BC/Quay
3/1/0

DELGATED REPORT

ADDRESS: 11 First Street Chelsea SW3

REF: PP/00/2707.

1.0 SITE DESCRIPTION

1.1 The application relates to a mid terrace property which lies on the western side of First Street, backing directly onto the road way of Richards Place. The property consists of a basement, upper ground and three additional floors. It is a single family dwelling.

1.2 The application property lies within the Chelsea Conservation Area.

2.0 DESCRIPTION OF PROPOSAL

2.1 Planning permission is sought for the installation of a new balustrade to the existing roof terrace. The proposed new balustrading will replace ~~an~~ existing balustrade on top of the roof terrace. The balustrading will be 1100mm in height and is constructed of mild steel and painted black. The balustrading will be set back 1200mm from the front and rear parapet wall facing First Street and Richards Place. This set back will ensure that the balustrading is not seen ⁿ from street views in both Richards Place and First Street.

2.2 It is also proposed to fit a larger roof access hatch. The hatch itself will not be visible from street level as it will be hidden behind the parapet wall. The hatch cover ~~is made~~ is made of clear glass and will be electrically operated

3.0 RELEVANT HISTORY

3.1 18 July 2000 planning permission was granted for the erection of a rear extension at basement and upper ground floor levels and also ^{for} the erection of an infill extension within the lightwell at basement and upper ground floor levels.

4.0 PLANNING CONSIDERATIONS

4.1 The main issues for consideration relate ^{to} ~~is~~ the impact that the proposals will have upon the character and appearance of the property and the surroundings of the Chelsea Conservation Area.

4.2 The relevant policies for consideration ^a ~~are~~ are as follows

- CD25 (High Standards of design)
- CD44 (permitting alterations were they would not harm the external appearance of a building)
- CD48 (Preserving and enhancing the character of Conservation Areas)
- CD52 (Preserving and enhancing the character of Conservation Areas)
- CD53 (High standard of design within Conservation Areas)

- 4.3 In terms of the visual ^{of} impact the proposed new balustrade railings it is considered that they will have a minimal impact when viewed from street level in both First street and Richards Place. The railings have been designed to be set back 1200mm from both the rear and front parapet walls. It should be noted that there were existing roof terrace railings on the front and rear elevations of the building.
- 4.4 In terms of design, the new railings will be of a ^{more appropriate} ~~better~~ design to the character and appearance of the building and will be less visible than the existing railings. The existing railings consisted of cast pipe type railings while the new railings will be of a *more traditional type with 12 x 12 mm uprights* .
- 4.5 The Council's Design and Conservation officer has commented that the principle ~~have~~ of having the new balustrade and roof hatch cover is acceptable and the proposed works will not adversely harm the character of the building or the Chelsea Conservation Area.
- 4.6 The access hatch cover will also be enlarged and a new glass hatch cover will be installed. The hatch cover will be electronically operated to open out. The new hatch will be flush with the roof and below the line of the parapet wall and will not be visible. *Details of the detailed design are reserved for approval.*

5.0 PUBLIC CONSULTATION

- 5.1 Forty adjoining occupiers have been consulted in First Street and Marlborough Flats in Richards Place and Walton Street.
- 5.2 No objections have been received to the proposal.

6.0 RECOMMENDATION

- 5.1 Grant Planning Permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION