

R.H. CA.

**PLANNING SERVICES APPLICATION
CONSULTATION SHEET**

5

APPLICANT:

Lloyd's Christian,
1 The Kings Road,
London SW3 2LP

2000

Application No:

Application dated

SITE: *200/20/11/13/1020 1/1426*
7-13 CADOGAN GARDENS AND 164-170 PAVILION ROAD,
S.W.3

NATURE OF PROPOSAL:

Construction of conservatory
in light well between
164-170 and 162-164 Pavilion Road
which serves 2 ground floor
apartments and 2 ground
floor of Cadogan Gardens.
Conservatory is 3m x 4m of
height.

**OBJECTORS
NOTIFIED
15 MAY 1996**

Application complete	15/1/96
Date to be decided by	11/02/96
Date Acknowledged	10/01/96

	Address to be consulted	Letter sent	Reply received	Observations		Decision letter sent
				For	Against	
1	162 PAVILION ROAD, SW3 ①					
2	172 " ①					
3	5 CADOGAN GARDENS, SW3 ① & bsmt flat (ESA)					
4	15/17 " Thomas's London Day School					
5	17A = ①					
6	3 Cadogan Gdns = Flats A-H					
7						
8						
9						
10						

14

8

*VMD
22.1.96*

CHECK Section 65 certificate/Environmental Impact Statement

CONSULT STATUTORILY (GDO)

- HBMC**
 - (a) Circ. 8/87 (Para. 82) Listed Buildings
 - (b) Circ. 8/87 (Para. 28) Setting of Grade I or II
 - (c) Demolition in Conservation Area
- Demolition Bodies - Circ. 8/87 (para 81)
- Department of Transport
 - (a) Trunk Road - increased traffic
 - (b) Westway etc.
- Neighbouring Local Authority
- Strategic View Authorities
- Department of Environment (Kensington Palace)
- Civil Aviation Authority (over 300')
- Development affecting Theatres (Theatre Trust)
- National Rivers Authority
- Thames Water
- Crossrail Project Team
- LRT - Chelsea/Hackney Line

ADVERTISE

- Effect on CA*
 - Setting of Listed Building*
 - Works to Listed Building*
 - Demolition in CA*
 - Departure from DPT
 - "Major" Development†
 - Environmental Assessment
- Note:** *Site Notice is required
†Site Notice or Neighbour Notification required (GDO)
A Site Notice will normally be produced if advert requested
- If no Site Notice required

*VMD
22.1.96*

OTHER SITE NOTICES

If Site Notice required for case not in above categories

OTHER CONSULTATION

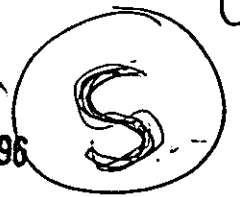
- Police
- L.P.A.C.
- British Waterways Board
- Environmental Health

TP + CAC



TP960120

16 JAN 1996



UA

The Royal Borough of Kensington and Chelsea
Development Control
Technical Information

Address: 7-13 CADOGAN GARDENS & 164-170
PAVILION ROAD. SW3

6

Comp Index Data:

Conserv. Area	HB	CPO	TPO	Specif. Ind. Area	CSF	LSC No.	PSC	Unsuit. Dip. Use	Area: Local Interest	Area: Local Character	Met. Open Land	ART IV
14A												

Density
Site Area
Habitable rooms proposed
Proposed density

Plot Ratio	
Site Area	
Zoned Ratio	2:1
Floor area proposed	
Proposed Plot Ratio	

Daylighting

Complies / Infringes

Car Parking:

Spaces required:

Spaces provided:

MEMORANDUM

7

From: EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/96/0120/GA

Your Ref:

P.A.X.No. 2699

Date: 22/01/96

DEVELOPMENT

7-13 CADOGAN GARDENS AND 164-170 PAVILION ROAD, S.W.3

Construction of conservatory in light well between properties to form additional public spaces at ground floor level accessible from ground floor of Cadogan Gardens. Continued use as part of hotel.

Would you please advertise the above development under:-

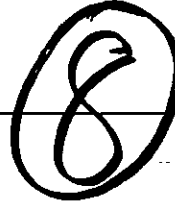
1. Section 28 (i) (a) of the Town and Country Planning Act, 1971 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area).
5. Town and Country Planning (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) Regulations, 1987 (demolition in a conservation area).

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**Director of Planning Services**



**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

COUNCIL NOTIFICATION OF DEVELOPMENTTHE OCCUPIER
FILE COPY

Switchboard: 0171 - 937 5464

Direct Line:

0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 23/01/96

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCS/GA/TP/96/0120

**THIS LETTER INVITES YOU TO COMMENT ON A PLANNING APPLICATION /
LISTED BUILDING APPLICATION WHICH MAY AFFECT YOUR PROPERTY**

Dear Sir/Madam,

The Council has received a planning application for development at a property which is close to yours. The address of that property is set out below, together with brief details of the development for which permission is sought. The Council's Planning Applications Committee, in considering the proposal, will welcome comments, for or against the scheme from those who live in or own property nearby. I should therefore be pleased to know, in writing, if you as the occupier/owner of neighbouring property have any comments.

Address of application property7-13 CADOGAN GARDENS AND 164-170 PAVILION ROAD,
S.W.3**Proposal for which permission is sought**

Construction of conservatory in light well between properties to form additional public spaces at ground floor level accessible from ground floor of Cadogan Gardens.
Continued use as part of hotel.

**NOTE: YOU ARE NOW ASKED TO RESPOND WITHIN 21 DAYS , NOT 14 DAYS AS
STATED OVERLEAF.**

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation

9

TOWN AND COUNTRY PLANNING ACTS, 1990

The Council is required by the Secretary of State for the Environment to consider all planning applications expeditiously. Any letter of support or objection should be received as soon as possible within 14 days of the date of this letter, although later objections, if received in time, will be reported to the Council Committee meeting which decides the application. An early response gives the Council's Officers the opportunity to encourage applicants to amend their plans in the light of objections received, and the application may therefore be amended before it is decided. If you cannot formulate your detailed objections within 14 days you should acknowledge this letter so that your interest can be noted.

The reasons for any objection should be clearly stated.

Objections relating to party walls and inconveniences which may be caused by building operations should however be taken up, either by yourself or your professional representative, with the applicant.

All correspondence received will be available to members of the determining Committee when the application is considered.

It must be clearly understood that any comments you may choose to make will be made available to the applicant, his agent and any other interested party, pursuant to the requirements of the Local Government (Access to Information) Act, 1985.

Should there be any tenants in the buildings of other persons likely to be affected by this application, would you please be good enough to bring this letter to their attention.

If you are not the owner of the property to which this notice is addressed will you kindly forward this letter to the owner.

WHERE TO EXAMINE THE PLANS

The plans and/or application details referring to this proposal may be inspected at the Planning Information Office on the 3rd floor at the Town Hall, Hornton Street, W8 7NX, between the hours of 9.00 a.m. and 4.45 p.m., Mondays to Thursdays and 9.00am to 4.15pm Fridays.

Alternatively, copies of all planning applications relating to:

- (a) the Chelsea area can be examined at the Information Office, Chelsea Old Town Hall, King's Road, SW3. Tel. 0171-352 1856.
- (b) the postal areas W10, W11, or W2 can be examined at the Borough Council's Advisory Service Office, The Information and Aid Centre, Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove tube station.) Tel. 0181-969 2433.

Please telephone the Chelsea and Westway offices to check opening times.

Please quote the T.P. reference number on all written replies.

Please note: In the interest of economy, letters in agreement or without objections to the proposals will not be acknowledged.

10

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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (e) for Conservation Area Consent to the demolition of a building in 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 information Office, Chelsea Old Town Hall, Tel. 0171-352-1856.

For postal areas W10, W11, and W2: The Advisory Service Office, The Information and Aid Centre, 140 Ladbroke Grove, W10 (under Westway, opposite Ladbroke Grove Tube Station), Tel. 0181-969-2433.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Department 705) within 21 days of the date of this notice.

SCHEDULE

Reference: TP/96/0120/GA Date: 26/01/96

7-13 CADOGAN GARDENS AND 164-170 PAVILION ROAD, S.W.3

Construction of conservatory in light well between properties to form additional public spaces at ground floor level accessible from ground floor of Cadogan Gardens. Continued use as part of hotel.

APPLICANT MacLew Ltd.

*railings
R
1/2/96*

ENGLISH HERITAGE



Director of Planning & Transportation
 Royal Borough of Kensington & Chelsea
 The Town Hall
 Hornton Street
 LONDON
 W8 7NX

Your refs: DPS/DCS/GA/TP/
 96/0121
 Our ref: LRS/2871
 Contact: D A CRONE
 Direct Dial: 0171-973-3775

For the attention of

Dear Sir

7-13 CADOGAN GARDENS & 164-170 PAVILION ROAD - SW3

Works: To construct conservatory in the lightwell between the properties to form additional public spaces at ground floor level accessible from ground floor of Cadogan Gardens.

With reference to your letter of notification dated 22.1.96 for works of demolition at the above address, English Heritage does not wish, in this case, to make any representations.

Yours faithfully

D A CRONE
 London and South East Region

Date: 30.01.1996

RECEIVED BY PLANNING SERVICES				
DC N	DC C	DC S	E	Ao Ack
01 FEB 1996 133				
Exec Dir Appeals Office	IO	Records	ARB	Con Des
		Fees Officer	Forward Plan	Head DC

LR23



12

RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N
7-13 CADOGAN Gdns. AND Pavilion Road	TP96/0120/9A		14A	C SV
Description	Code			
Erection of large conservatory in lightwell between two properties.				

Principle - The proposal seeks the erection of a large conservatory some 21 metres long and spanning the lightwell between the rear walls of new properties in Pavilion Road and Cadogan Gdns. The proposal appears excessive in conflict with UDP policy by spanning the width of 3 properties in Cadogan Gdns and Pavilion Road. The proposal is considered to be intrusive and harmful to the ^{residential} character of the conservation area by reason of its bulk and size and introducing a large horizontal ^{architectural} element to the rear ^{which} ~~conflicts with the existing rhythm and~~ ~~not~~ ^{divisive}. A careful assessment of the lightwell area, its amenity value and visual impact would however need to be assessed on site for further clarification.

DETAIL

- Generally drawings lack detail.
1. Existing ^{rear} elevations of ~~rear~~ Pavilion Rd and Cadogan Gdns are required, and how the proposal would relate to windows, openings and features on rear elevations. Section C shows ^{very minimal info}.
 2. Section to assess relationship through ^{of windows in} bays of Cadogan Gdns required.
 3. Large scale detail of gutter and drainage detail adjacent to existing rear wall.
 4. Elevation of recessed element behind No 9 Cadogan Gdns at Gd. floor level.

Recommendation: Assess on site - Though present unacceptable

15.2.96

Top copy to case file; second retained by Design Officer; third to Survey and Analysis team.

FAX MESSAGE

FROM	F. Fazaypour	TEL / FAX : 44171/235 8380 17 Cadogan Square, London SW1X 0NR
TO	MR. M. J. French	
DATE		NO. OF PAGES :

✓ To Ark / GA
Wb. MD 20.2.96.

13

Ref: DPS/DCS/GA/TP/96/0017
Subject: Erection of additional storey at 116 Pavillion Road, etc...

Dear Mr. French,

Thank you for your letter of 19/2/96, as I mentioned in my previous letter, I am totally against any changes in the height of the building or windows overlooking directly into my bedroom, which forces me to close my curtains day and night, which creates quite an impossible situation for me to live.

Therefore, I look forward for your Rejection of the above disturbing alterations.

Thanking you in advance

yours sincerely

F. Fazaypour

Applicant No.

TP 960120

14

3-5 Cadogan Sds.

London SW3

(A)

✓ Ack. 100
A.S. 96

RECEIVED BY PLANNING SERVICES

DC N	DC C	DC S	E	Ap Ack
4 MAR 1996				100

Dear Sir

Construction of conservatory

in light well heaven properties

7.13 Cadogan Gardens + 164-170

Navilion Road

I am writing to you in reply to your letter concerning the planning application for the above construction. The wording "light well" for the area for the proposed conservatory is rather ambiguous as this description

is largely reserved for areas giving light to bathroom and kitchen windows. The space between Cadogan Gardens & Pavilion Road is a garden area on to which people's main windows look.

15

I have a basement flat which overlooks the garden next to No 7 where the proposed conservatory would be built.

At the moment, there is quite a low construction which would be removed and the proposed conservatory would be higher and longer. The extra height would definitely affect the

2

(16)

amount of light I have as it would be due South and therefore would affect the angle of light coming in to my flat. As there are news homes to the East and a 5 storey building to the West - my only source of light is from the South where I benefit for 1 hour sunlight a day.

My other objection to the application is that a conservatory would generate noise and the extra space could eventually be used

as a bar or even a restaurant. This would be
a great invasion of my
privacy as the future room
would directly overlook my
flat and close in even
more my rather limited
outlook.

I should be grateful if
you would give my letter
your careful consideration.

Yours faithfully,

Anna Chardon
(CHARDON)

MEMORANDUM
DIRECTORATE OF PLANNING AND CONSERVATION

To: Fiona
of: Policy
c.c.:

From: George Allpress
of: DC South

18

My Ref: DPS/DCS/GA/TP/96/0120
Room No:

Your Ref:
Room No:

Ext: 2699
Date: 6 March 1996

RE: 7-13 Cadogan Gardens, & 164-170 Pavilion Road, TP/96/0120

Fiona,

Could I have some obs, re: this application.

Can you bear in mind that although the application is made for an extension to a 'hotel' this property ought not to be in hotel use, (see attached copies of refusal of EUC in 1988 and analysis that went with it) and that this extension if allowed may facilitate a 'material change in use', (i.e. part of the rationale that has been used in the past to qualify the premises as 'serviced residential chambers' has been the lack of common areas, lounge, bar and dining rooms ect, and that the use is therefore distinguished from hotel use. This extension could provide for those facilities.

DISP. PLAN OBS.		
Officer		Out
FW	8.3.96	15.3.96

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: TP/0120	Address: 7-13 Cadogan Gdns/164/170 Pavilion Road SW3	Date Received 8/3/96	Date of Obs. 19/3	
UDP Paras/Policies		Obj.	No obj.	
	Development: Extension of Hotel	HMO?	No. of Existing	Dwelling Units Proposed
			D.C. Officer ga	Policy Officer fw
		19		

Comments:

The premises have a chequered history regarding the use. The policy issue is whether or not the premises are classified as hotel, (C1 use) and whether the proposed extension would actually result in a hotel use..

History

1988 pp applied for EUC for Hotel at 7,9,11 and 13 Cadogan Gardens. Refused and use stated as 'residential chambers'.

164-170 Pavilion Road

168 Pavilion Rd - 81/1372 Proposed conversion to provide access to hotel. Withdrawn.

166 Pavilion Rd.- 1981 application withdrawn for conversion of garages to SFD.

164-170 Pavilion Road-1987 rear elevational alterations in connection with premises as short stay serviced accommodation units . Withdrawn.

Council Records

The 1992 Hotels/Hostel Survey lists ;

11 Cadogan Gardens. 7 - 11 Cadogan Gardens. 62 rooms. 89 bedspaces

No reference made to hotel in Pavilion Road.

Land Use Survey shows 7-13 Cadogan Gardens as hotel (apart from 11 shown as serviced residential). 164-170 Pavilion Place listed as residential and garages.

Reference in Land Use Gazetteer - Serviced Residential = Sui Generous.

I agree with the Case Officer in this case in that it appears that the use of 7-13 Cadogan Gdns is not a hotel but sui generis and 164-170 Pavilion appears to be unauthorised hotel use.

Proposal

The proposed conservatory sits between the rear of 7-13 Cadogan and 164-170 Pavilion Road. It is a large structure with a floor area of 90m2. Access is proposed from 11 Cadogan. The applicants state it will provide ' public room space' for the existing hotel. I assume this to be public sitting/lounge area.

Policy

On the basis that the premises are not an authorised hotel but serviced residential, the proposed extension may result in the premises being in hotel use as it would provide a communal area.

Policy T1 **TO RESIST THE DEVELOPMENT OF NEW HOTELS.**

PH 21.3.96

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

20

However, given that the Council's Hotel and Hostel Survey lists 7-13 Cadogan Gardens as a hotel, as does the Land Use Survey (apart from No.11 which is listed as Serviced Chambers) there may be difficulties defending this at appeal and policy T2 may be more appropriate;

T2 TO ALLOW EXTENSIONS TO EXISTING HOTELS UNLESS THERE WOULD BE:

a) ANY LOSS OF PERMANENT RESIDENTIAL ACCOMMODATION,

b) ANY SIGNIFICANT ADVERSE EFFECT ON THE QUIET AND AMENITY ENJOYED BY LOCAL RESIDENTS BY REASON OF ACTIVITY AND NOISE; OR

c) ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT AND SAFETY OF NEIGHBOURING AREAS AND ROADS RESULTING FROM VEHICULAR OR PEDESTRIAN MOVEMENT OR PARKING GENERATED BY THE DEVELOPMENT.

Given the residential character of the area, policy concerns raised re. b). Suggest Transport advice re.c).

PH 21.3.96