

LBC



TP961090
17 MAY 1996

JFA
①

The Royal Borough of Kensington and Chelsea
Development Control
Technical Information

⑤

Address: 78 CORNWALL GARDENS, SW7

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
9	II											

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:

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

(6)

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

English Heritage,
Historic Buildings & Monuments Commission,
London & South East Region,
23 Savile Row,
London W.1X 1AB

Switchboard: 0171-937 5464

Direct Line: 0171-362085

Facsimile: 0171-361 3463

Date: 22/05/96

My reference:

Your reference:

Please ask for:

DPS/DCC/ALS/TP/96/1090

TOWN AND COUNTRY PLANNING ACT, 1990 PART III

78 CORNWALL GARDENS, S.W.7

I enclose a copy of an application received by the Council (with the relevant drawings) and should be pleased to receive your observations for the reason set out below.

I intend to present this application to the Town Planning Committee prior to 11/07/96.

Application relates to a Circular 30/85 Listed Building.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM

①

From: EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION

To: FOR FILE USE ONLY

My Ref: TP/96/1090/ALS

Your Ref:

P.A.X.No. 2085

Date: 22/05/96

DEVELOPMENT

78 CORNWALL GARDENS, S.W.7

Internal alterations associated with provision of new bathroom within third floor flat. (LISTED BUILDING CONSENT)

Would you please advertise the above development under:-

4. Town and Country Planning (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) Regulations, 1987 (applications for listed building consent).

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

PLANNING AND CONSERVATIONTHE 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**

COUNCIL NOTIFICATION OF DEVELOPMENT
THE OCCUPIER
FILE COPY

Switchboard: 0171 - 937 5464

Direct Line: 0171-361 2079/2080

Facsimile: 0171 - 361 3463

Date: 24/05/96

My reference:

Your reference:

Please ask for:

Planning Information Office

DPS/DCC/ALS/TP/96/1090

**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 property78 CORNWALL GARDENS,
S.W.7**Proposal for which permission is sought**Internal alterations associated with provision
of new bathroom within third floor flat.
(LISTED BUILDING CONSENT)PLEASE NOTE: YOU HAVE 21 DAYS TO COMMENT NOT 14 AS STATED OVERLEAF

Further details are printed overleaf.

Yours Sincerely,

M.J. FRENCH

Executive Director, Planning and Conservation



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 W12 can be examined at the 1st Floor, North Kensington Library, 108 Ladbroke Grove, W11. Tel. 0171-727 6583

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.

78 Cornwall Rd

(10)

listed bld - S side of
Cornwall Rd

proposal is for internal
alts on 3rd floor (flat)

- involves program of bathroom,
moving lounge from front to back
+ turn bedroom to kitchen
+ vice versa.

- only alt is posⁿ of new
partition walls to bkt.
- otherwise plan the same.

SV - 9/6
2pm
Mr Cohen + Co. } was not
so
went
on
(to be confirmed) } 17th July

27.5.96

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Dear MR. ROOPE

FEEDBACK TO ORD REVISION

CORRECTION
SUCCESSFUL

RECEIVED BY PLANNING SERVICES				
DC	DC	DC	E	AO Ack
30 MAY 1996				
Appeals Office	Revis Dir	ABB	Forward Plan	Con DC

AGENTS :-

0181
4550057
Managing
appeals

ORD CHAIRMAN +
Herbert
219 GROVES SQUARE RD
LONDON NW11 9DD

PERSON IN QUESTION DEALING WITH
THE MATTER IS MR. KRITZLER

LANDLORD :-

LYSVILLE LTD
13-17- NEW BURNHAYN PLACE
RISING ST
LONDON W1X 3SP

I HAVE HAD PERMISSION FROM
THE AGENTS AND I SENT YOU
A LETTER IN MY APPLICATION.

Yours faithfully

P. [Signature]

5TH - FLOOR FLAT
DR. V. KAULA

12

4TH - FLOOR FLAT
MISS. A. WILLIAMSON

3RD - FLOOR FLAT
MR. MRS. P. COOKSON

2ND - FLOOR FLAT
MISS D BENECHÉ

1ST FLOOR FLAT
MR - BECKY/ANDROLI

GROUND FLOOR FLAT
MR & MRS - MAURA/COURTIES

LOWER GROUND FLOOR FLAT
MRS - TAYLOR

RESIDENTS OF 78 CORNWALL GROES

LANDLORD :-
LYSVILLE LTD
13-17 NEW BURLINGTON PLACE
REGENT ST
LONDON W1X - 3JP

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

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

- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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/96/1090/ALS

Date: 31/05/96

78 CORNWALL GARDENS,
S.W.7

Internal alterations associated with provision of new bathroom within third floor flat. (LISTED BUILDING CONSENT)

APPLICANT Mr. P. Cookson

ruilings outside
C Monis 31/5/96

2/6

ENGLISH HERITAGE TAGGED BY PLANNING SERVICES



DN	DC	DC	DC	DC	DC
7 - JUN 1996					
Exec Dir		Records	ARB	Con Des	
Appeals Office	IO	Fees Office	Forward	ALTS/TP	
Your refs:			DPS/DCC/ALS/TP		
			/96/1090		
Our ref:			LRS/2853/78		

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

Our ref: LRS/2853/78
 Contact: P Calvocoressi
 Direct Dial: 0171-973-3763
 05 JUN 1996

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:
78 CORNWALL GARDENS, SW7

Applicant: Mr Peter Cookson
Grade of building: II
Proposed works: Provision of a new bathroom within 3rd floor flat

Drawing numbers: 8/95/3

Date of application: 10.05.1996
Date of referral by Council: 22.05.1996
Date received by English Heritage: 29.05.1996
Date referred to D.o.E.: 30.05.1996

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
 Paul Calvocoressi
 London and South East Region

Released

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed *Paul Calvocoressi*

Date 4/6/96

LR/F



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RBKC District Plan Observations CONSERVATION AND DESIGN

Address 78 CORNWALL GARDENS	Appl. No. 96/1090	all	L.B.	C.A.	N C S
Description PROPOSED INTERNAL ALTERATIONS					

15

PRINCIPLE
The existing layout will be significantly altered by the creation of this bathroom at third floor level. The existing suggest we have a site visit to assess how detrimental it might be to layout

J.P.
26/06

Already arranged
for 17/7
at 10.30 am
+ Do
Mr Cookson

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

RBK&C
CONSERVATION & DESIGN

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GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 78 Cornwall Gardens

Description: internal alterations to third floor flat

Application No.: 96/1090

DC Case Officer: A. Salmon

Drawing Nos: 8/95/3

CD Case Officer: J. Parker

Date: 25 July 1996

Grant/Refuse: GRANT

Formal Observations:

This property has been subdivided in the past into flats and there are no original features at this third floor level. The proposal involves alterations to the front room removing an existing fitted full height wardrobe and inserting a bathroom.

This is considered to be a minor alteration that is acceptable at this level and will not harm the special character of the listed building.

Conditions:

C205

The opening to the existing lounge shall not be enlarged

C208 (a) details of new four panelled doors and surrounding architraves

Signed; *J Parker* **Date;** *26/07/96*

Approved; *David McDavid* **Date;** *26/7/96*

Other Notes;

DELEGATED REPORT

Address

78 Cornwall Gardens
Kensington SW7

Reference

7/96 / 1090

Conservation Area

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Listed Building Yes/No

No Yes
17

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

Internal alterations
in 3rd floor flat to
create en-suite bathroom

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who

None

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Overcome by Amendment/Withdrawn/Not Relevant/Other

not relevant

Existing

3rd floor flat has already had previous alterations & v. few original features.

Issues/Policy/Precedent/Conditions/Third Schedule

The proposal involves the provision of a bathroom in the front room of the third floor flat.

The existing wall between the front and rear rooms will be kept, and a partition inserted to create an en-suite bathroom. The proposal involves two new doors as entrances to the smaller front room and to the bathroom.

English Heritage have authorised the Council to determine the application and formal observations are attached. It is considered that these works, which are relatively minor and in the third floor, will preserve the character of the listed building; and as such are acceptable.

Standards

satisfactory

Light

Privacy

Room Sizes

Parking

Trees

HBMC Direction/Obs.

Obs. Rec'd

Direction Rec'd

KJL

Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

AS

Date

29/7/96

Agreed

[Signature] 2/8

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

800

To: Chief Administrative Officer (Planning)
 From: THE DIRECTOR OF PLANNING SERVICES
 Our Ref: T.P./96/1090

Date: 29/8/96
~~29/7/96~~

Applicant: Ms P. Cookson.
 Mid floor flat.
 78 Cornwall Gardens, Kensington SW7.
 Applicant Dated: 10/5/96.

Delegated Case No:
 T.P./96/1090

This is/ is not
 A Listed Building

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Address: complete 16/5/96
 78 Cornwall Gardens, Kensington SW7.

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

DELEGATED APPROVAL
 Class (ix) -
 - 6 AUG 1996 -

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

Description of proposed development/Brief comment

INTERNAL ALTERATIONS TO THIRD FLOOR FLAT.

Recommended Decision: GRANT LISTED BUILDING CONSENT

Submitted drawing(s) No.
 T.P./96/1090

Applicant's drawing(s) No.
 8/95/3

- Conditions: (1) C201 (2) C205
- Reasons: (3) The opening to the existing lounge ^{from the hall} shall not be enlarged.
- Informatives: (1) R201 (2) + (3) R205 (4) R205 (5) C208 (a) details of the new fire panelled doors and surrounding architraves shall be submitted to the Council for approval in writing by the Exec Director of Planning and Conservation.
- IL1 IL2 IL30. (R+C)

I hereby determine and grant/refuse this application (subject to HBMO 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.

M. P. ...
 Director of Planning and Conservation

Area Planning Officer
 29/7/96

Director of Planning Services
 Planning and Conservation