

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Elliot Camp Associates,  
43 Cambridge Gardens,  
Kensington,  
London  
W10 5UA

APPLICATION NO: PP/99/01576

APPLICATION DATED: 20/07/1999

DATE ACKNOWLEDGED: 28 July 1999

APPLICATION COMPLETE: 28/07/1999

DATE TO BE DECIDED BY: 22/09/1999

SITE: 5 and 5A Ledbury Mews North, W.11

PROPOSAL: Minor change to existing planning consent dated 31 March 1999 PP/99/00239 to carry the partially glazed roofing at rear of building on first floor across width of building.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

*As done 11/18/99*  
*As 99/0239 + any additional objections*

*38*

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  
 National Rivers Authority  
 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

*1*  
*EWL*  
*11/18*

**GARDINER + FAULKNER**  
**DESIGN AND CONSTRUCTION**

UPC  
7) SG  
JR.  
2/11.

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

Attn: Ms Sarah Gentry

EX DIR	HDC	TP	CAC	AD	CLU	AO
RB	26 NOV 2001		23 November 2001			
KJC	PLANNING		86			
N/C	SW	SE	APP	IO	REC	
	ARB	FPLN	DES	FEE		

Dear Sarah,

**5 Ledbury Mews North W11**

Further to our telephone conversation of today please find enclosed copies of drawings of the existing building marked up with the clients requirements to enclose the rear balcony at the first floor.

Would you please let me know if a planning application would be required and if so your opinion as to whether it would be accepted or not.

Yours faithfully

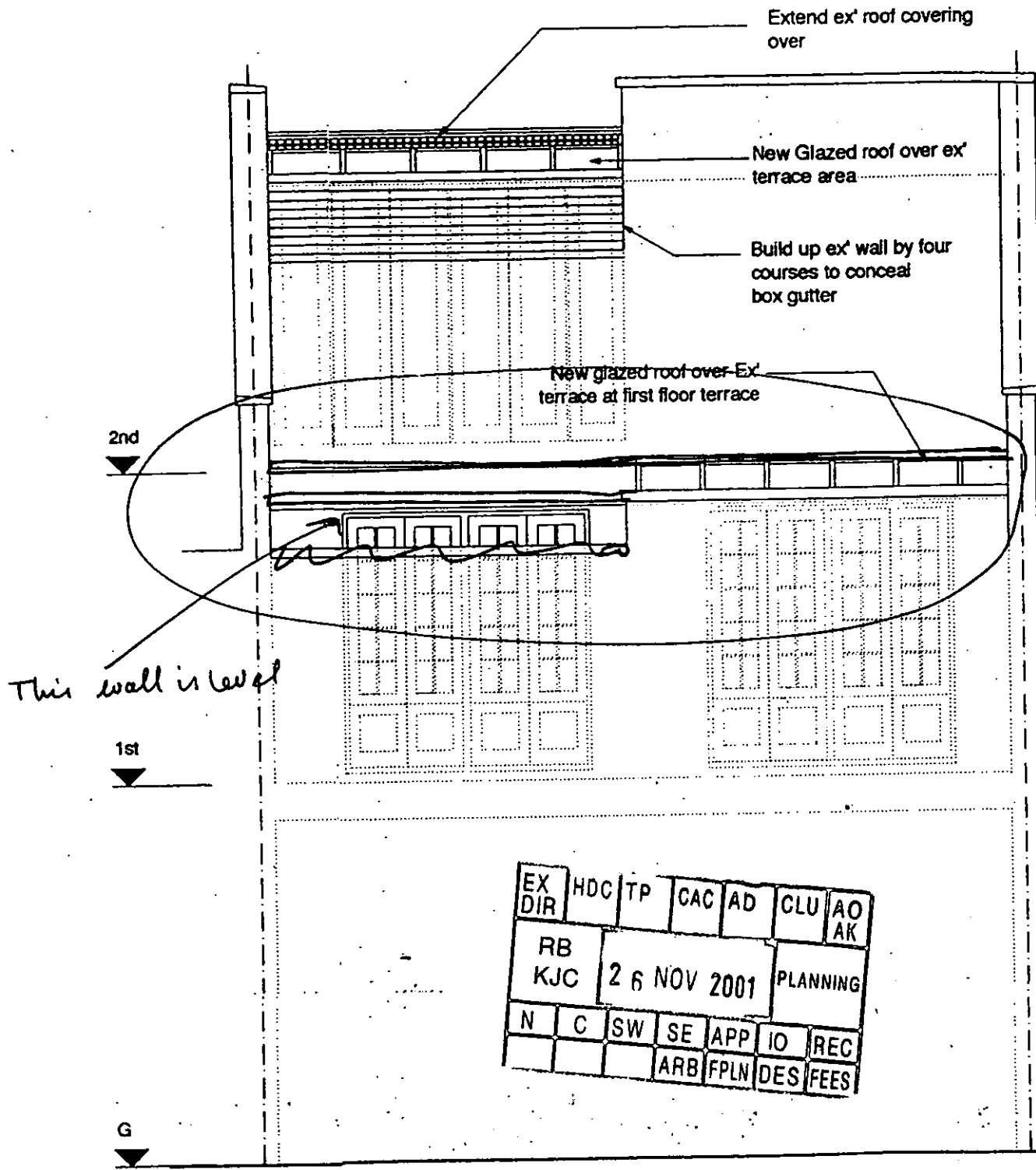
Graham A Gardiner

Advised that pp already granted for extension of glazed roof.

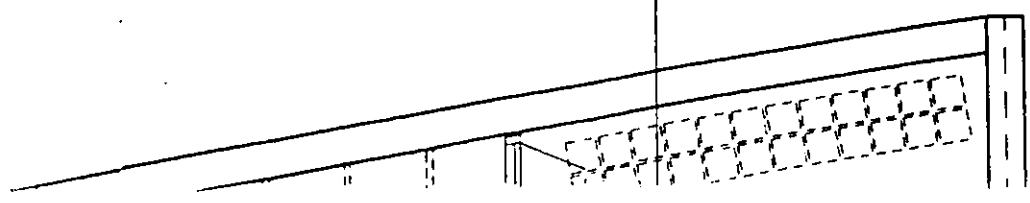
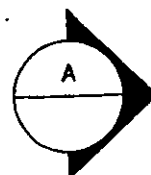
Rooflights instead of fully glazed roof materially different - need new pp. May be ok if incorporate rel. lrg proportion of glazing.

GARDINER + FAULKNER Ltd.  
21 CARLTON CRESCENT  
SOUTHAMPTON SO 15 2ET  
TEL: 02380238429  
FAX: 02380710026  
VAT REG. NO. 760330559  
COMPANY REG. NO. 0401 3603

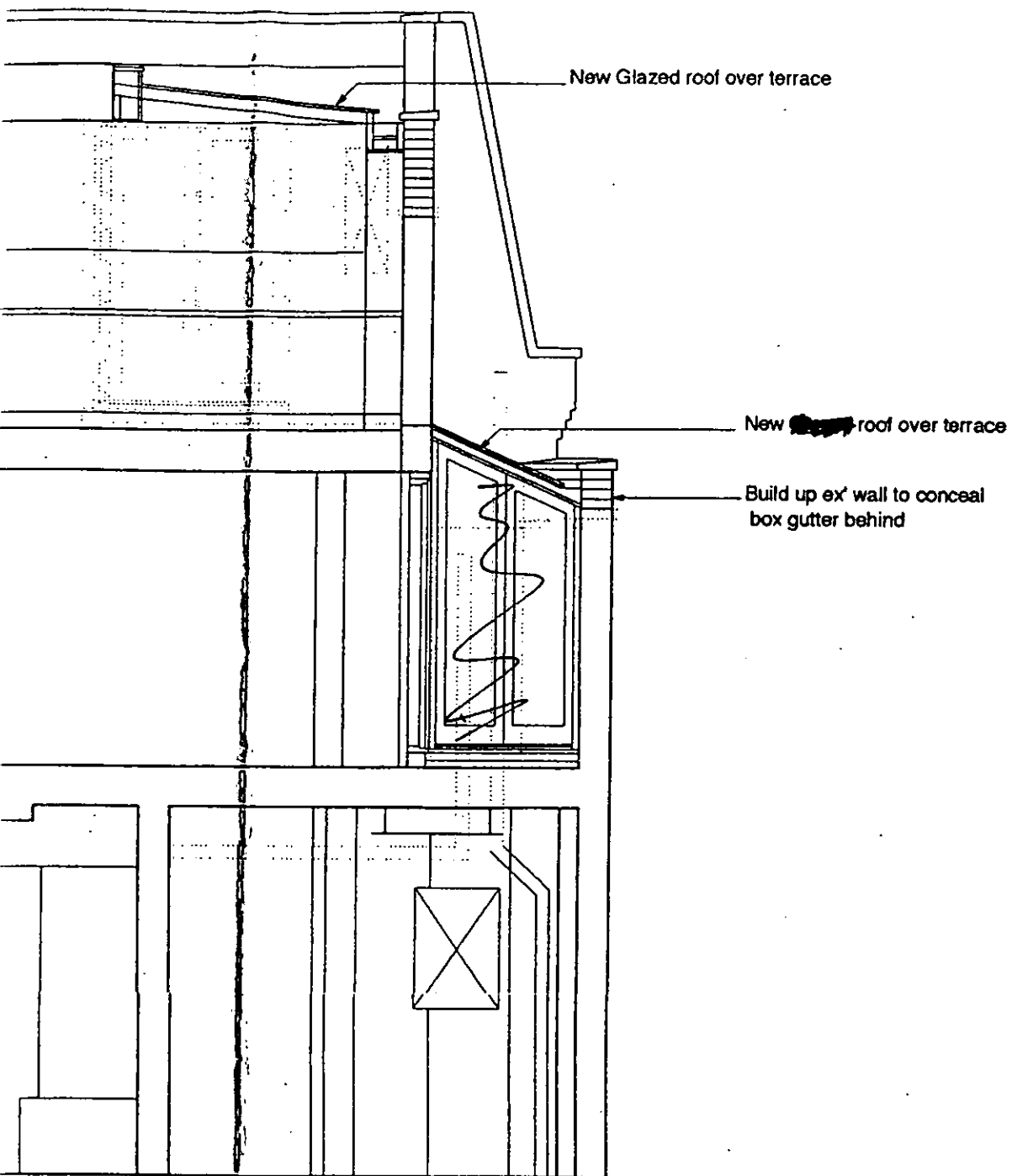
SG 4/12.



REAR ELEVATION



200  
x' roof



EX DIR HDC TP CAC AD GLU AO AK  
RB KJC 26 NOV 2001 PLANNING  
N C SW SE APP ID HEC  
APP REVISIONS FEES

TERRACE BELOW

New Roof with Roof Lights.

Vent  
SVP

EXISTING TERRACE

BEDROOM 2

BEDROOM 1

BATH 1

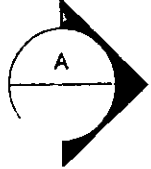
LOBBY

BALCONY ACCESS

EX DIR	HDC	TP	CAC	AD	GLU	AO
RB	KJC	26 NOV 2001			AK	
N	C	SW	SE	APP	PLANNING	
					DEC	
					PLN	DES
					DES	DES

s meter  
U  
ac Meter

FIRST FLOOR PLAN



# CURRENT APPLICATION

COMMITTEE: \_\_\_\_\_

FOR OBSERVATIONS:

1. Design Card  
12/8/99
2. \_\_\_\_\_
3. \_\_\_\_\_

PLEASE ENTER  
OBSERVATIONS ON  
2ND PAGE OF  
CURRENT PINK  
SHEET IN FILE

Officer

MC

Report Written

\_\_\_\_\_

03 AUG 1999

For Schedule  
Typing  
Committee  
FILE

NOTES:

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 5 & 5A Ledbury Mews  
NORTH  
5 & 5A LEDBURY MEWS NORTH

POLLING DISTRICT G PP991576

- |     |  |        |  |
|-----|--|--------|--|
| 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							
A								✓									

	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:**

28 JUL 1999

# DELEGATED REPORT

Address

585A Leeberry Mews N.  
Kensington  
W11

Reference

PP/99/1576

Conservation Area

YES, 4

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 None

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing**

*Single family dwelling*

**Issues/Policy/Precedent/Conditions/Third Schedule**

**Standards**

satisfactory

Light	<input type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>

**HBMC** Direction/Obs.

Obs. Rec'd	<input checked="" type="checkbox"/>
Direction Rec'd	<input checked="" type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

**GRANT/APPROVE**

subject to conditions

informatives

Report by *MC*

Date

Agreed

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**PLANNING AND CONSERVATION**THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**Executive Director M J FRENCH FRICS TP MRTPI Cert TS**

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

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**FILE COPY**

2096

0171-361- 2096

Switchboard 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 12 August 1999

My reference:

My Ref: DPS/DCN/PP/99/01576/MC

Your reference:

Please ask for:

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990****Proposed development at: 5 and 5A Ledbury Mews North, W.11**

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**

**Minor change to existing planning consent dated 31 March 1999 PP/99/00239 to carry the partially glazed roofing at rear of building on first floor across width of building.**

**Applicant**

**Elliot Camp Associates, 43 Cambridge Gardens, Kensington, London  
W10 5UA**

**PLEASE NOTE: Applications for districts W.10, W.11 & W.2 in the NORTH of the Borough can be seen at: THE INFORMATION CENTRE, NORTH KENSINGTON LIBRARY, 108 LADBROKE GROVE, W.11 (Tel: 0171 727 6583) and NOT at the location stated overleaf.**

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 information Office, Chelsea Old Town Hall, Kings Road SW3 (0171-352 1856)**, 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 **0171-727-6583**). Please telephone to check the opening times of these offices.

If you are unable to come to the Office due to illness or disability, it may be possible for a 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**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/99/01576/MC**

**CODE A1**

**Room No:**

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**Date: 12 August 1999**

**DEVELOPMENT AT:**

**5 and 5A Ledbury Mews North, W.11**

**DEVELOPMENT:**

**Minor change to existing planning consent dated 31 March 1999 PP/99/00239 to carry the partially glazed roofing at rear of building on first floor across width of building.**

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  
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/99/01576/MC

Date: 20/08/1999

### 5 and 5A Ledbury Mews North, W.11

Minor change to existing planning consent dated 31 March 1999 PP/99/00239 to carry the partially glazed roofing at rear of building on first floor across width of building.

APPLICANT Elliot Camp Associates,

*Lap part outside  
on Ledbury Rd.  
In 11.30 21/8/99.*



**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 575 <sup>A</sup> Leekway Mens, W11	Appl. No. 99/1576/ME	L.B. —	C.A. 4	N <sup>U</sup> C S
Description Glass infill extension over first floor Terrace.		Code D.		

Principle - acceptable.

Detail - Not very visible.

- no particular rhythm of terrace in this new location.
- will not adversely harm CA.
- traditional materials
- minor attention.

Met 2<sup>d</sup> recommend approval.

Conditions

168

671

The structure be of ~~powder-coated~~ <sup>powder-coated</sup> ~~galvanneal~~ <sup>galvanneal</sup> ~~steel~~ <sup>MP 1/9</sup> framing of the

The structure shall be painted a dark colour and so be maintained.

no<sub>2</sub>?  
grey steel?

\* Grey steel will produce a thinner section so therefore still acceptable. Please ensure painted a dark colour.

MP 1/9



RBKC  
District Plan Observations  
CONSERVATION AND DESIGN

Address 5+5a, Ledbury Mews North, W11.	Appl. No. MC PP199/01576	L.B. —	C.A. ✓	N/ C S
Description Minor change to planning consent.	Code			

The minor alteration is restricted to the rear of the property,  
to an extension of the permitted roofing over a terrace.

There reasons to be no reason in principle for objecting to  
the proposal - if the design detailing is as permitted permitted  
for the original roof [as approved 31.3.99] Ref. PP/99/0239.

The revised scheme would not have detrimental visual  
impact from the rear of the terrace - therefore no  
objections noted.

No other risk required from a C&D aspect.

HTB

19. VIII. 99

white

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

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation

Date: 20 September 1999  
Our Ref: PP/99/01576 / CHSE

Application Date: 20/07/1999, Complete <sup>28 07</sup> 08/08/99  
Agent: Elliot Camp Associates, 43 Cambridge Gardens, Kensington, London  
W10 5UA  
Address: 5 and 5A Ledbury Mews North, Kensington W.11

30  
853

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 (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 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  
05 OCT 1999

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Provision of glazed roofs over existing roof terraces at first and second floor levels, together with rooflight to main roof (amendment to planning permission dated 31/03/99 Ref: PP/99/0239)

**RECOMMENDED DECISION** Grant planning permission *conditionally*

RBK&C drawing(s) No. PP/99/01576  
Applicant's drawing(s) No.424.00 and 424.01B

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 thereunder, or for the reasons stated.

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

22.9.99



● CONDITIONS AND REASONS FOR THEIR IMPOSITION

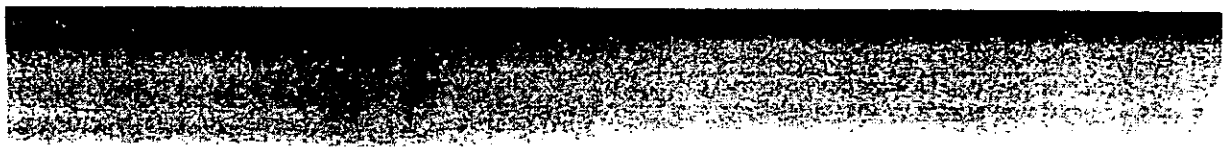
1.       **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
  
2.       **The 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)*
  
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. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
  
4.       **The glass roof hereby permitted shall be constructed from a powder coated steel framing and finished in a colour to be approved in writing by the Executive Director, Planning and Conservation, and shall be so maintained.**

Reason: R72

*im free please*

INFORMATIVES

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



**1.0 Planning Considerations**

- 1.1 The application is an amendment to a previous planning permission for the provision of glazed roofs over existing roof terraces at first and second floor levels together with a rooflight to the main roof (Ref: PP/99/239 dated 31/03/99).
- 1.2 The proposal involves the glazing over of the remaining section of roof terrace at rear first floor level.
- 1.3 The Conservation and Design Officer considers the proposal to be acceptable. The narrow strip of glass roof is not considered to be visually intrusive in this location and there is no consistency of rear elevation treatment in the terrace. Furthermore, the powder coated steel frame materials will give a slimmer section and are considered to be acceptable. It is considered that the appearance of the building will not be harmed and the character and appearance of the Conservation Area will be preserved.
- 1.4 The glass roof will be above head height and it is not considered that the proposal will result in harm to the amenities of occupiers of neighbouring properties.
- 1.5 The proposal complies with policies CD44, CD52 and CD53 of the UDP.

**2.0 Public Consultation**

- 2.1 Occupiers of thirty-eight neighbouring properties in Ledbury Mews North and Chepstow Villas were notified of this application.
- 2.2 To date, no objections have been received.

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

**List of Background Papers:**

**The contents of file PP/99/01576 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

Report Prepared By: MC  
Report Approved By: HT / LWS  
Date Report Approved: 21/9 / 22/9