

Wyatt-Jones, Lesley: PC-PlanSvc

From: hollis_charles@hotmail.com
Sent: 31 March 2003 15:46
To: Lesley.Wyatt-Jones@rbkc.gov.uk
Subject: Planning query: Abingdon Mansions, Pater Street, W8

ABINGDON MANSIONS (11/42) LTD No 4369678
Reg Office: Abingdon Mansions, Pater Street, London W8 6AB

Miss Lesley Wyatt-Jones
Head of Development Control
Planning & Conservation
Town Hall W8 7NX

31 March 2003

MANSARD / EXTRA STOREY

Dear Miss Wyatt-Jones

We are interested in the possibility of putting an extra storey on the top of blocks 2 and 3 Abingdon Mansions. Before going any further we would appreciate your guidance as to whether or not an application would be likely to be met with an officer's recommendation to grant or to refuse. Of course we appreciate that any such guidance would be just that, guidance only.

There are three blocks of Abingdon Mansions, all of which are basement plus five floors:
Block 1. We have no interest in this block (flats 1/10) which is on the corner of Abingdon Road and Pater Street.
Block 2. Flats 10/22.
Block 3. Flats 23/42.

To the West of blocks 2 and 3 we have Warwick Chambers: three blocks, all of which are basement plus five floors. Two of these blocks were recently modernised at great cost but no new storey was added.

I look forward to your guidance, for which I thank you in advance. Please send your reply by email.

Yours sincerely

Charles Hollis

Director
22 Abingdon Mansions

French, Michael: PC-GrpSvc

From: Cllr-Pheips
Sent: 20 May 2003 15:13
To: French, Michael: PC-GrpSvc; Wyatt-Jones, Lesley rbkc (E-mail)
Subject: RE: Abingdon Mansions, Pater Street, W.8.

Mr Hollis of Flat 22 Abingdon Mansions is abroad but has asked me to thank you for sending him your professional planning judgement in this matter. BP

-----Original Message-----

From: French, Michael: PC-GrpSvc
Sent: 20 May 2003 15:04
To: 'hollis_charles@hotmail.com'
Cc: Cllr-Pheips; Wyatt-Jones, Lesley: PC-PlanSvc
Subject: Abingdon Mansions, Pater Street, W.8.

Dear Mr. Hollis,

Thank you for your e-mail regarding the above property. Please accept my apologies for the delay in reply.

I would advise you that the erection of an additional storey to any or all of the blocks comprising Abingdon Mansions would be contrary to Unitary Development Plan policies. Policy CD44d&g are particularly relevant:

"To resist additional storeys and roof level alterations on:
d) buildings which are higher than surrounding neighbours;
g) mansion blocks of flats where an additional storey would add significantly to the bulk or unbalance the architectural composition."

Only increasing two of the blocks would unbalance the building, but this should not be seen as a reason for allowing an extension on all three as Abingdon Mansions is already one of the tallest buildings in the area so any increase in height will be adding significantly to the height and bulk.

The Council has consistently resisted roof extensions on mansion blocks in the Borough and has been very successful on appeal; therefore, it is my opinion, that should an application be submitted, it would be recommended for refusal.

Should you require any further information, please do not hesitate to contact me.

Lesley Jones,
Head of Development Control,
For the Executive Director, Planning and Conservation.
020 7361 2004

PLANNING SERVICES APPLICATION

Dealt with
15/11/99

CONSULTATION SHEET

APPLICANT:

Councillor Phelps,
11 Abingdon Mansions,
Pater Street,
London,
W8 6AB

APPLICATION NO: PP/99/02306/55

APPLICATION DATED: 01/11/1999

DATE ACKNOWLEDGED: 10 November 1999

APPLICATION COMPLETE: 10/11/1999

DATE TO BE DECIDED BY: 05/01/2000

SITE: Rear of Basement Flat, 11 Abingdon Mansions, Pater Street, London, W8 6AB
PROPOSAL: Replace kitchen window with period style door to rear and back yard. ~~No change of use.~~

ADDRESSES TO BE CONSULTED

1. 12 to 22 Abingdon Mansions,
2. Pater Street, W8
3.
4.

5.
6. 13 to 24 Ilchester Mansions,
7. Abingdon Road, W8
8.
9.

✓
g 2/12/99

10.
11.
12. 1 to 10 Abingdon Mansions
13. Pater Street, W8
14.
15.

39

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

✓ sp ✓ g, 16/11/99

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS REAR OF BASEMENT FLAT
11 ABINGDON MANSIONS
PATER STREET W8

POLLING DISTRICT KA. PP992306

- | | | | | |
|-----|--|--------|--------|--|
| HB | Buildings of Architectural Interest | 972306 | 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						

	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:

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/99/02306/CaseOfficerC>
Room No:**

CODE SP

Date: 16 November 1999

DEVELOPMENT AT:

Rear of Basement Flat, 11 Abingdon Mansions, Pater Street, London, W8 6AB

DEVELOPMENT:

Replace kitchen window with period style door to rear and back yard.

The above development is to be advertised under:-

NOT IN ANY OF THE USUAL CATEGORIES.

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS TP MRTPI Cert TS

FILE COPY

3190

0171-361- 3190

Switchboard: 0171-937-5464

Extension:

Direct Line:

Facsimile: 0171-361-3463

Date: 16 November 1999

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

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/99/02306/JS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990**Proposed development at: Rear of Basement Flat, 11 Abingdon Mansions, Pater Street, London, W8 6AB**

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**Replace kitchen window with period style door to rear and back yard.****Applicant****Councillor Phelps, 11 Abingdon Mansions, Pater Street, London,
W8 6AB**

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 W8**. 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 (0171-361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W8**. 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 **0171-727-6583**). 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

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:

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

railings Act

Reference: PP/99/02306/JS

Date: *26*/11/1999

23/4

23
Rear of Basement Flat, 11 Abingdon Mansions, Pater Street, London, W8 6AB

Replace kitchen window with period style door to rear and back yard.

APPLICANT Councillor Phelps,

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

Ac

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref: **PP/99/02306**

Date: **23/12/99**

Delegated Case No:
PP/99/02306 CHSE

Applicant: **Councilor B. Phelps, 11 Abingdon Mansions, Pater Street, Kensington W.8 6AB**

Applicant Dated: **Complete**
1/11/99 10/11/99

This is not
A Listed Building **1**

Address: **11 Abingdon Mansions, Pater Street, Kensington, W.8**

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) - 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 | |
| | Class (ix) - 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
- 5 JAN 2000**

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

Description of proposed development/Brief comment... **existing**
Installation of glazed door in place of window at rear.

Recommended Decision: **Grant Planning Permission, conditionally.**

Submitted drawing(s) No.
PP/99/02306

Applicant's drawing(s) No.
Unnumbered floor plan Drawing Received 8/12/99 + 2 No photographs.

Conditions **① C.1 ② C.68 ③ C.71 ④ The door or pair of doors hereby permitted shall be of painted timber and glass construction and be maintained.**

Reasons **① R.1 ② R.68 ③ R.72 ④ R.72.**

Informatives **① I.9 ② I.10 ③ I.11 ④ I.21 ⑤ I.30**

I hereby determine and grant **PP/99/02306** this application 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.

[Signature]
Director of Planning and Conservation

[Signature] 23/12/99
Area Planning Officer

[Signature] 23/12/99
Director of Planning Services

DELEGATED REPORT

Address

Basement flat,
11 Abingdon Mansions,
Pater Street, Kensington, W.8.

Reference PP/99/2306

Conservation Area

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

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Residential Alterations

Installation of glazed door in
place of existing window at rear.

Residential Conversion

From

To

Other

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 N.A.

Existing

Self contained flat at Basement Level.

Issues/Policy/Precedent/Conditions/Third Schedule

It is proposed to replace an existing kitchen window at the rear of the basement flat with a glazed door. The existing kitchen window faces into a communal lightwell at the rear and the proposed glazed door would allow access from the flat into the lightwell area.

The existing window is visible from a number of windows in this and neighbouring blocks that make up Abingdon Mansions and Hohester Mansions. However, it is not considered that the installation of a timber and glazed door would detract from the appearance of the building.

The lightwell is at present accessed directly from a basement flat in Nos 1-10 Abingdon Mansions and, therefore, the proposal now under consideration would not bring about any significant increased overlooking or disturbance to neighbouring residential flats. The issue of legal rights of access over the lightwell area is not an issue that falls within the scope of current planning legislation.

Standards

	satisfactory
Light	<input type="checkbox"/> N/A
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input type="checkbox"/> N/A
Parking	<input type="checkbox"/> N/A
Trees	<input type="checkbox"/> N/A

HBMC Direction/Obs.

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


GRANT/APPROVE

subject to conditions

Informatives

Report by John Shearman.

Date 23/12/99.

Agreed  23/12/99
W. W. W.

NSF

Be my Planning Application

BARLEY CHAMBERS

103a WESTBOURNE GROVE
BAYSWATER
LONDON W2 4UW

MANAGING AGENTS
CONSULTANT SURVEYORS AND VALUERS

Michael E. Barley FPCS Philip R. Chambers FRICS

Associate

Andrew D. Farquhar BSc (Hons) Est Man

Consultants

S. B. Howes BSc ARICS G. S. Windsor MSST

F. R. Chandler FIAS FSVVA

PRC/db

Telephone: (020) 7792 5777 (6 lines)
Fax: (020) 7792 5775

DT

SS

file

B Phelps Esq
11 Abingdon Mansions
Pater Street
London W8 6AB

RECEIVED BY PLANNING SERVICES 1999

EX DIE	HDC	N	C	SW	SE	ENF	AO ACK
29 2 NOV 1999							
IO	REC	ARB	FWD PLN	CON DES	FEES		

Dear Mr Phelps

RE: Flat 11, Abingdon Mansions, London W8

I have received your letter of the 1st November and duly applied to the landlord for consent for the alterations you have indicated in the attached plan.

I have received instructions from Ratekeen Ltd., that they are prepared to agree to the alterations but they will require a fee of £500 to waive Clause No.3 (Part 3.5) in which the lessee undertakes not at any time during the said term to make any alterations or additions as per photocopy enclosed.

If we prepare the Licence for the alterations our charge will be £150 plus VAT.

On receipt of your cheque in the sum of £650.00 plus VAT we are authorised to issue the Licence accordingly.

Yours sincerely

P R Chamber
Barley Cham

 **COUTTS & CO**
440 STRAND
LONDON WC2R 0QS

18-00-02

Date: 11/11/99

Pay Barley Chambers

Six hundred seventy six £ 676-25

pounds 25p

Account Payee Only

Barry Phelps

BARRY PHELPS &
RUPERT J.C.D.PHELPS

200 168 18 000 21 47 25 25 50 10

BARRY PHELPS
11 ABINGDON MANSIONS, PATER STREET W8 6AB, UK
Tel 0171-938 2383 Fax 0171 938 2384
email - aek42@dial.pipex.com

PP992306

CONSENT SOUGHT FOR WINDOW BELOW TO BE
REPLACED BY A PERIOD/VICTORIAN DOOR + FANLIGHT



DELEGATED
APPROVAL
-5 JAN 2000

PP992306

NOTE BELOW: DOOR TO ADJACENT FLAT

