

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Simon Davies,
B7.
55 Boscombe Road,
London W12

APPLICATION NO: PP/00/02682

APPLICATION DATED: 16/11/2000

DATE ACKNOWLEDGED: 21 November 2000

APPLICATION COMPLETE: 20/11/2000

DATE TO BE DECIDED BY: 15/01/2001

SITE: 138 Lancaster Road, London, W11 1QU

PROPOSAL: Erection of conservatory at rear basement level.

ADDRESSES TO BE CONSULTED

- 1. 136A + 140 (EVEN) LANCASTER ROAD, W11
2.
3. 1-2 (RAILWAY MEWS, LAD. GROVE, W10
4.
5.
6. 136(1-10) 136A (FRONT + SHOP)
7.
8. 140 (BSMT, 1ST, 2ND)
9.
10.
11.
12.
13.
14.
15.

18
CT
22/11/2000

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

S/L
CT
22/11/2000

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 138 LANCASTER ROAD

POLLING DISTRICT D

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)

- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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:

PLANNING AND CONSERVATION

TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



THE OCCUPIER
FILE COPY
020-7361- 2079/2080

020-7937-5464
Switchboard:
2079/2080
Extension:
Direct Line:

Facsimile:
020-7361-3463

KENSINGTON
AND CHELSEA

Date: 22 November 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02682/AP Planning Information Office

TOWN HALL HORNTON STREET LONDON

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 138 Lancaster Road, London, W11 1QU

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

Erection of conservatory at rear basement level.

Applicant Peter Davies, Manor, Moreton Pinkney, Northants. NN11 3SJ

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



NOTICE OF A PLANNING APPLICATION

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR,
PLANNING & CONSERVATION**

My Ref: PP/00/02682/AP

CODE: SL

Room No:

Date: 22 November 2000

DEVELOPMENT AT:

138 Lancaster Road, London, W11 1QU

DEVELOPMENT:

Erection of conservatory at rear basement level.

The above development is to be advertised under:-

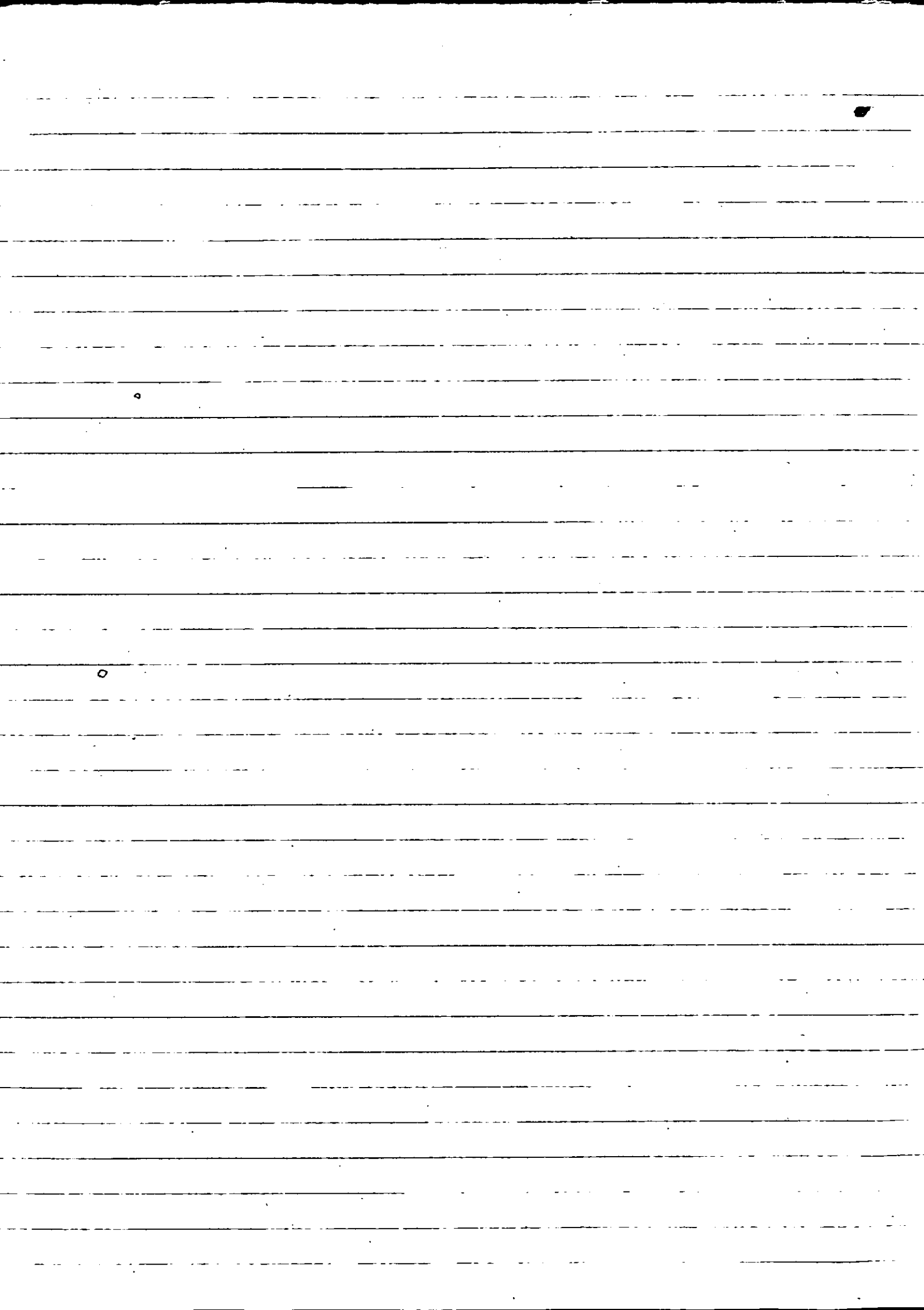
NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

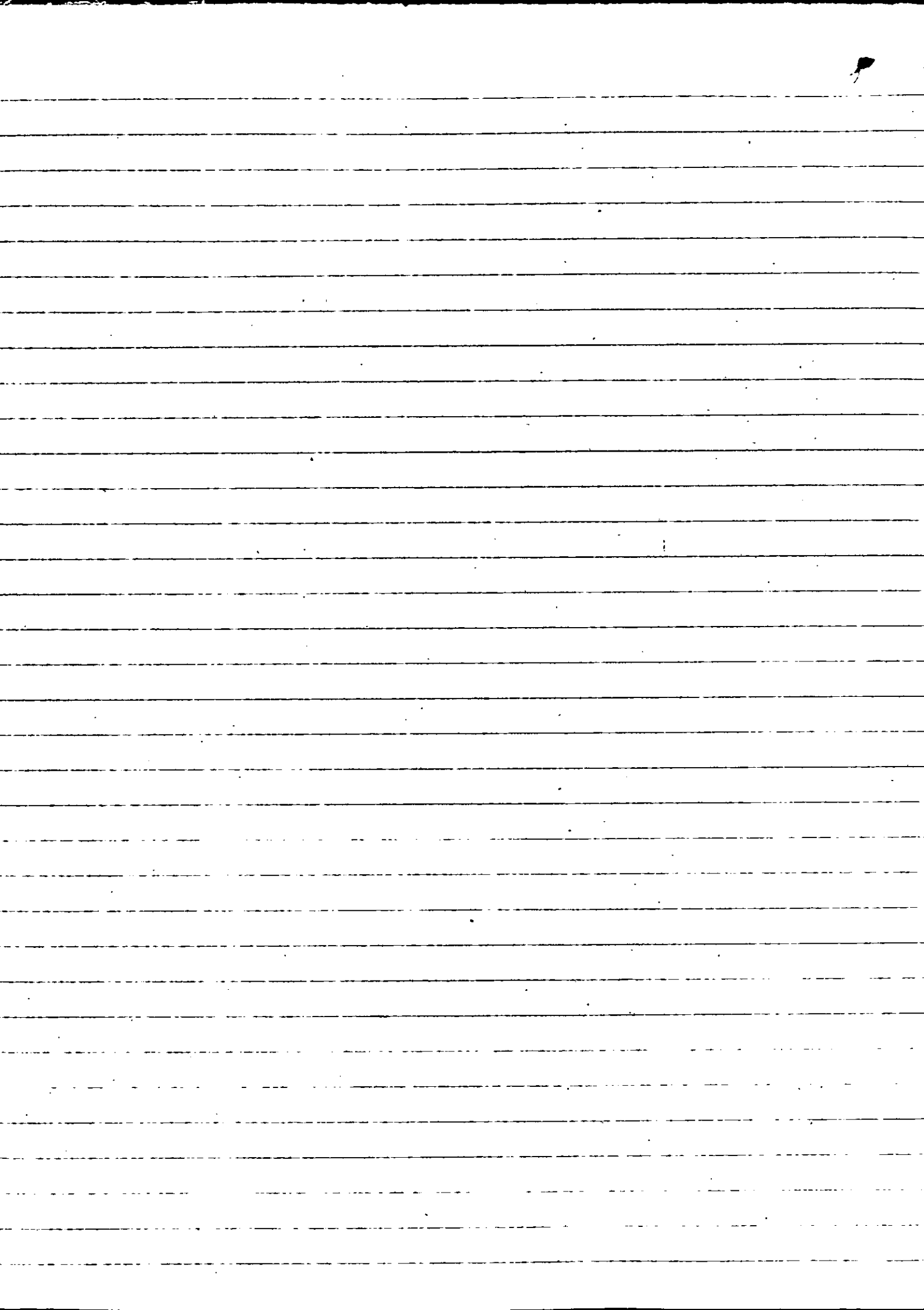
M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT MATCHED
CHECK CORRECT CODE IS ENTERED**

38 Horcaster Road.

Next County Show he set a 100-200mm. olive
file.





DPI

ae

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

To: Chief Administrative Officer (Planning) Date: 12 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02682 /CHSE
Applicant's Ref:
Application Date: 16/11/2000 Complete Date: 20/11/2000 Revised Date: 12/01/2001
Applicant: Simon Davies, B7.55 Boscombe Road, London
W12
Address: 138 Lancaster Road, London, W11 1QU

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.

- | | |
|---|--|
| <u>Class (i) - 8th Schedule development</u> | Class (vi) - listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | 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 (iv) - amendments as required by T.P. Committee | 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 (iv) - amendments as required by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways Act 1980 |
| Class (v) - above classes after D.P. Committee agree | |

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of conservatory at rear basement level.

**DELEGATED APPROVAL
15 JAN 2001**

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02682/*and P/00/2682/A* Applicant's drawing(s) No.0011/01 and 0011/02 } A (~~date~~ stamped 12/01/2001).
tee

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the conditions indicated above imposed for the reasons appearing thereunder, or for the reasons stated.

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

[Signature]

[Signature]
12/1/01

[Signature]
12/1/1

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 unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
- ↑
4. **The ^XFrench doors and window shall be timber framed, painted and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

1. I09
2. I10
3. I21
4. I30
5. I31
6. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD28, CD30, CD41, CD42 ~~mmmm~~ (151)

DELEGATED REPORT

Address 138 Lancaster Road

Reference PP/00/2682

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 Award

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

AP

Date

Agreed

PT/OWS

12/01/07

DELEGATED REPORT

138 LANCASTER ROAD

KENSINGTON W11

1.0 PLANNING CONSIDERATIONS.

1.1 The proposal seeks to erect a rear basement level conservatory in the light well of the premises. The property is divided into self contained residential flats and is not located within a Conservation Area.

1.2 The proposed conservatory will have a render finished elevation with a sloping glass roof and a set of hardwood French doors. The proposal has been revised so the structure is set back approximately 150mm from the rear elevation of the existing three storey addition thus avoiding a full width rear elevation.

1.3 Whilst the proposed structure is termed a conservatory by the applicant it could also be described as a rear extension and accordingly the proposal is judged not only against Policy CD42 of the " Conservation and Development " chapter of the Unitary Development Plan but also CD41 which addresses rear extensions.

1.4 The proposed structure is considered to be of an appropriate design at garden level which is set back from the existing rear addition thus avoiding a full width appearance and as such the proposal is considered to be consistent with both Policy CD41 and CD42. The proposal is not located within a Conservation Area, however it is considered to be in scale with its surroundings and in accord with Policy CD25. The proposal is not considered to adversely affect the amenities of neighbouring occupiers.

2.0 PUBLIC CONSULTATION

2.1 The Council notified 18 addresses in Lancaster Road and Ladbrooke Grove of the proposal and has to received no representations regarding it.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

REASON FOR DELAY

CASE NO. 00/2682 .

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....11 Days.....

I have been unable to pass through the case within the target period for the following reason(s) *[highlight as necessary]*

- | | |
|---|---|
| 1) Delays due to internal Consultation <i>[highlight one or all]</i> | (i) Design (ii) Transportation (iii) Policy (iv) Environmental Health (v) Trees (vi) Other |
| 2) Further neighbour notification/external consultation necessary (spread or time period) | |
| 3) Awaiting Direction from English Heritage/other EH delays... | |
| 4) Revisions requested, but not received in time ✓ | |
| 5) Revisions received but inadequate | |
| 6) Revisions received but reconsultation necessary | |
| 7) Of the Committee cycle | |
| 8) Applicant's instruction | |
| 9) OTHER REASON..... | |

Signed.....[Signature]..... (Case Officer)



READ

4/16

SNSMJDHSWTHKNO: ZHXBZ4
375 0122 N N N 02 2(024)

138 Lancaster Rd

R8KTC

29.11.00



FRONT.

1/6.

SnSnWnsWth<No.24 >017
376 01** N N ~ N NN 2(024)

138 lanceolate Rd

RBK+C

29.11.00.



PEAR

5/6

SNSNWSWTHKNO. 1H225
375 0122 P M -2 04 2(024)

138 Lancaster Rd

RRK+c

29.11.00



REAR.

ELEVATION

F ADJOINING.

MS 1000-

138 Lancaster Rd

RBK4C

29.11.00

~~Handwritten signature~~

~~Handwritten signature~~

MS 1000 -
MS 1000 -

6/6

SNSWNSWTHK NO. 00H2027
375 0122 HN - N 07 20024



138

135

FRONT + SIDE
2/b

SrShwshwth<No-15 >000
326 01** P N ~ N 07 2(024).

138 Lancaster Rd
RBKt c
29.11.00



REAR — (+ adjoining
prop)

area where east/west

will be

138 lancaster Rd

3/6

RBK:c

29.11.00.

SHS/MS/TH/NO 9H/017
375 0122 P.M. 12/2/024