

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Stephen Tsang,
31 Stewarts Grove,
London,
SW3 6PH

APPLICATION NO: PP/00/02668

APPLICATION DATED: 08/11/2000

DATE ACKNOWLEDGED: 16 November 2000

APPLICATION COMPLETE: 16/11/2000

DATE TO BE DECIDED BY: 11/01/2001

SITE: 47 Sydney Street, London, SW3 6PX

PROPOSAL: New roof extension to form new third floor. Restoration of external brick work. New window on rear elevation. New conservatory to replace infill structure.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
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- 11.
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- 13.
- 14.
- 15.

AS PP/00/00422 ~~JA~~

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

~~ADVERTISE~~
Effect on CA ✓
Setting of Listed Building ...1
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

1
4
~~PP~~ 20/11
12

16
20/11

1. FILE COPY

2. The Occupier
UPPER FLOOR FLAT,
43 SYDNEY STREET,
LONDON, SW3

3. The Occupier
LOWER FLOOR FLAT,
43 SYDNEY STREET,
LONDON, SW3

4. The Occupier
LOWER FLOOR FLAT,
45 SYDNEY STREET,
LONDON, SW3

5. The Occupier
UPPER FLOOR FLAT,
45 SYDNEY STREET,
LONDON, SW3

6. The Occupier
49A SYDNEY STREET,
LONDON,
SW3

7. The Occupier
49 SYDNEY STREET,
LONDON,
SW3

8. The Occupier
FLAT 1
51 SYDNEY STREET,
LONDON, SW3

9. The Occupier
FLAT 2
51 SYDNEY STREET,
LONDON, SW3

10. The Occupier
FLAT 3
51 SYDNEY STREET,
LONDON, SW3

11. The Occupier
46A SYDNEY STREET,
LONDON,
SW3

12. The Occupier
46 SYDNEY STREET,
LONDON,
SW3

13. The Occupier
50 SYDNEY STREET,
LONDON,
SW3

14. The Occupier
31 STEWART GROVE,,
LONDON,
SW3

15. THE HEAD,
THE ORATORY SCHOOL,
26/34 STEWARTS GROVE,
LONDON, SW3

16. THE ESTATES DEPT.,
ROYAL MARSDEN HOSPITAL,
FULHAM ROAD,
LONDON, SW3

17. ANDREW HAMILTON
THE CHELSEA SOCIETY
8 CARLYLE SQUARE
LONDON
SW3 6EX

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 47 Sydney Street
47 SYDNEY STREET
SW3

POLLING DISTRICT QA
PP002668



- | | | | |
|-----|--|--------|--|
| 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							
18	II							✓									

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/00/02668/HH
Room No:**

CODE 1D

Date: 20 November 2000.

DEVELOPMENT AT:

47 Sydney Street, London, SW3 6PX

DEVELOPMENT:

New roof extension to form new third floor. Restoration of external brick work. New window on rear elevation. New conservatory to replace infill structure.

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 November 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02668/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 47 Sydney Street, London, SW3 6PX

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

New roof extension to form new third floor. Restoration of external brick work. New window on rear elevation. New conservatory to replace infill structure.

Applicant Mr & Mrs Alan Pace, 47 Sydney Street, London, SW3 6PX

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

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

- (a) for development of land in or adjacent to a Conservation Area.
- (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:

NOTICE OF A PLANNING APPLICATION

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.

NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/00/02668/HH

Date: 24/11/2000

47 Sydney Street, London, SW3 6PX

New roof extension to form new third floor. Restoration of external brick work. New window on rear elevation. New conservatory to replace infill structure.

APPLICANT Mr. & Mrs. Alan Pace,

*30/11 Railings
Maw*

high 7352 7072



EB
4/12 J

THE CHELSEA SOCIETY

founded by Reginald Blunt in 1927 to protect and foster the amenities of Chelsea

President SIR SIMON HORNBY
Chairman DAVID LE LAY, R.I.B.A., F.R.S.A.

Hon. Secretary HUGH KRALL
51 MILMANS STREET
LONDON SW10 0DA

Michael French Esq., FRICS DipTP MRTPI CertIS
Executive Director of Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON W8 7NX

Planning Secretary
39 Elm Park Gardens
LONDON SW10 9QF

29th November 2000

Dear Mr. French,

47 Sydney Street, SW3, TP reference 002668

HM

We had no objection to the additional floor however the opportunity should be taken to restore the cornice on the front elevation as part of "the restoration of external brickwork".

This building is in the Chelsea conservation area and the relevant CAPS applies.

Yours sincerely,

Terence Bendixson
Planning Secretary

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
- 4 DEC 2000									
APPEALS	IO	REC	GRB	FWD PLN	CON DES	FEEES			

46



RBKC District Plan Observations CONSERVATION AND DESIGN

Address 47, Sydney St	Appl. No. 002668/9/HH	L.B. T	C.A. IP	N C S W
Description Roof + rear extension,	internal alt ^{Code} + elev.	X	AS	I (A)

I would comment as follows:

- 1) Lower grd — need to check the proposal lowering of the front vaults, but 2.3 sounds not on (.)
 Sitw: (agrd 300 only)
 c. — need detail of stair + balustrade
 advised 3/3 — " " if the new window to front areas
- 2) ground fl. — need to check on widening of my rear room main window opening (are there shutters/linings) + 1st (NONE) — will need to condition intercon. doors. (grd + 1st) — CR8 my new doors.
- 3) 2nd fl. — detail of new glass + wood enclosed stair.
- 4) 3rd/roof — rear wall done too close to party wall (change to tally with rear elev.) — roof vents in front slope.
- 5) Rear elev. + front — c. single glazed new gables — conservatory eaves + roof slope to be more down a bit. — dormer w/ 1's glazed panes verge on horizontal. — add a vertical of bar to rear 1st floor door frame etc. — prefer roof party walls coping stone



RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
Description	Code			

- c) Section - 2.3 leadwork sufficient (will need a steel beam anyway)
- top roof thickness unrealistic
 - overwatering ↓
 - no cornice at 3rd fl. l.
 - glazed panels in dormers - see above comment -

A site visit please.

J. 6/12/00

ARCHITECTURE & DECORATION
STEPHEN TSANG DESIGNS
31, STEWART'S GROVE
LONDON SW3 6PH
TEL: 020 7349 0573 FAX: 020 7349 0588
E-mail: stephen.tsang@mail.com

Fax Transmission Sheet

Attention: Mrs. Helen Homard
Planning And Conservation

Fax Number: 020 7361 3463

Date: 8th December 2000

Page: One including cover

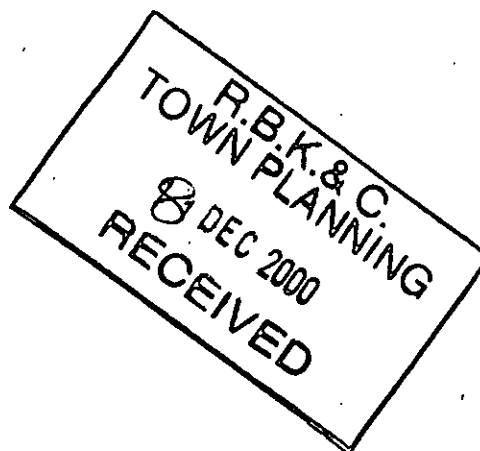
Dear Mrs. Homard,

Re: 47, Sydney Street, London SW3 6PX

This is to confirm our planned site meeting on 14th December 2000 at 2:00 PM.
Mrs. Pace will also be present.

Yours sincerely,

Stephen Tsang



ARCHITECTURE & DECORATION

STEPHEN TSANG DESIGNS

31 STEWART'S GROVE
LONDON SW3 6PH
TEL: 020 7349 0573
FAX: 020 7349 0588
email: stephen.tsang@mail.com

HM
P-act
✓ OM
22/12

Planning And Conservation
The Town Hall, Hornton Street,
London W8 7NX

Attn: Helena Benes - Conservation Officer

21st December 2000

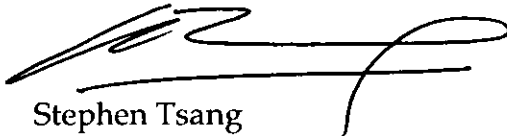
Dear Madam / Sir,

Re: 47, Sydney Street, London SW3 6PX

Our reference: 020/L5

Thank you very much for your instruction during the site meeting on 14th December. Please find enclosed copies of the corrected drawings. With the increased angle of the slope the ridge of the roof is higher but it will not be visible from the street. I hope the drawings are to your approval and please do not hesitate to contact me for any other information.

Yours sincerely,



Stephen Tsang

+ enclose document:

020/02A	Proposed Elevations	6 copies
020/03A	Proposed Plan & Internal Elevations	6 copies

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
22 DEC 2000							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

ARCHITECTURE & DECORATION

STEPHEN TSANG DESIGNS

31 STEWART'S GROVE
LONDON SW3 6PH
TEL: 020 7349 0573
FAX: 020 7349 0588
email: stephen.tsang@mail.com

Planning And Conservation
The Town Hall, Hornton Street,
London W8 7NX

Attn: Helena Benes - Conservation Officer

23rd January 2001

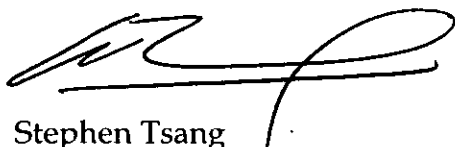
Dear Madam,

Re: 47, Sydney Street, London SW3 6PX

Our reference: 020/L6

Please find enclosed updated drawing showing my client's intention to reinstate the exterior cornice to no.47 during the refurbishment which he will undertake once the planning application has been granted. Thank you very much for your help.

Yours sincerely,



Stephen Tsang

+ enclose document:

020/02B Proposed Elevations

6 copies

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
24 JAN 2001 33								
APPEALS	IO	REC.	ARB	FWD PLN	QOM DES	FEES		

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 47 Sydney Street, SW3

Description: Roof extension, alterations to front vaults, rebuilding of the rear ground floor conservatory and internal and elevational alterations

Application No: 00/2669

DC Case Officer: HH

Drawing Nos: 020/01, 02B, 03A

CD Case Officer: HB

Date: 24th January 2001

Grant/Refuse: Grant

Formal Observations:

It is proposed to erect an additional storey to this early C19 mid-terrace property and to carry out works of alteration and restoration both to the interior and exterior. These include the welcome reinstatement of the original cornice and of the main entrance door. The additional storey would be of traditional mansard construction and its design follows the form and details of other mansard additions in the terrace. It is further proposed to reconstruct the existing upper ground floor rear conservatory to the same planform as the existing structure but to an improved elevational detail. Other external works include a welcome reinstatement of the original pattern of the main entrance doors and of some rear elevation fenestration.

Internally, it is proposed to reinstate the main basement to ground floor stair. Otherwise only minor alterations are proposed at all levels, including the front under-pavement vaults. All the surviving original details of planform are being preserved.

The proposals will not harm the special architectural and historic interest of this listed property.

Conditions:

C205

C208 in respect of the external colour finish of the conservatory

C210

All new windows and doors will be single glazed and without trickle vents.

Signed: *A. H. Bone*

Date: *24/1/01*

Approved: *David J. M. O'Neil*

Date: *25/1/01*

Other Notes:

file. PP/00/2668.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

Terence Bendixson,
Planning Secretary,
The Chelsea Society,
39 Elm Park Gardens,
SW10 9QF

Switchboard: 020 7937 5464
Extension: 2699
Direct Line: 020 7361 2699
Facsimile: 020 7361 3463

01 February 2001

My reference: DPS/DCSW/PP/00/02668 Your reference:

Please ask for: Helen Homard

Dear Mr. Bendixson,

**Town and Country Planning Act 1990
Planning (Listed Building and Conservation Areas) Act 1990**

Re: 47 Sydney Street, Chelsea, SW3

Thank you for your letter of 29th November 2000 concerning the planning application and associated listed building consent application for a mansard roof extension, a new conservatory at rear upper ground floor level and elevational alterations at the above mentioned premises.

I note that you have no objection to the additional storey but that you request that the opportunity be taken to restore the cornice on the front elevation. I can advise that your suggestion has been incorporated into the revised plans for the application. It is therefore my intention to approve this application under the powers delegated to me by the Planning Services Committee.

I hope this is of assistance to you,

Yours sincerely,

M.J. French
Executive Director, Planning and Conservation.

DPI.
AE

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

5/2/2001

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02668 /CHSE

Date: ~~29 January 2001~~

Applicant's Ref:
Application Date: 08/11/2000 Complete Date: 16/11/2000 Revised Date: 24/01/01
Applicant: Stephen Tsang, 31 Stewarts Grove, London,
SW3 6PH
Address: 47 Sydney Street, London, SW3 6PX

22/12/2000 and

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 (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 by T.P. Committee 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
5 FEB 2001

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of mansard.
~~New roof extension to form new third floor, Restoration of external brick work and front cornice. New window on rear elevation, New conservatory to replace infill structure, and devotional alterations.~~
at rear upper ground floor level

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/2668, PP/00/2668/A and PP/00/2668/B
Applicant's drawing(s) 020/01, /02B and /03A and photographs

I hereby determine and ~~grant~~ refuse this application (subject to HBMC 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.

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

PP/00/02668:

hewes
1.2.01.

1.2.01

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. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director of Planning and Conservation before that part of the development is commenced, and the development shall not be carried out otherwise than in accordance with the details so approved:**

(a) **external colour finish of the conservatory**

(C013)
Reason - The particulars reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R013)
4. **The windows hereby approved shall be timber framed, double hung, sliding sashes, single glazed without trickle vents and so maintained. (C075)**

Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
5. **The roof slope(s) of the extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**

Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

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 CD38, CD39, CD42, CD52, CD53, CD57 and CD58 (I51)

^
C028, C030.

ARCHITECTURE & DECORATION

PP/00/2668

STEPHEN TSANG DESIGNS PP/00/2849

31 STEWART'S GROVE
LONDON SW3 6PH
TEL: 020 7349 0573
FAX: 020 7349 0588
email: stephen.tsang@mail.com

HM

Boni

Planning And Conservation
The Town Hall, Hornon Street,
London W8 7NX
Attn: Mrs. Helen Homard
Helena Benes - Conservation Officer

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AO ACK		
OM				- 9 FEB 2001			76		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES			

7th February 2001

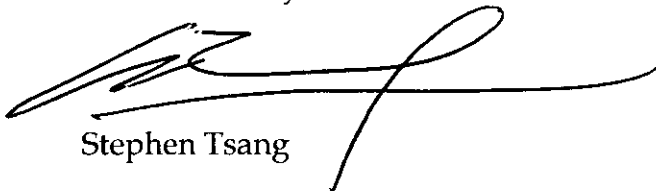
Dear Madam,

Re: 47 & 49, Sydney Street, London SW3 6PX

Our reference: 020,21/L6

Thank you very much for all your help and instructions during the last few months on the above two submissions. My clients are delighted to obtain both permissions; we shall now consider how best to carry out the building works.

Yours sincerely,


Stephen Tsang

REASON FOR DELAY

CASE NO. PP100/2668

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..... **18 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 [highlight one or all]
 - (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 *Neil Howard*..... (Case Officer)

DELEGATED REPORT

Address

47 Sydney Street

Reference PP/00/2668 & 2669

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 *see*
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

JH

Date

Agreed

*RT / WWS
1.1.01*

1.0 **Planning Considerations**

- 1.1 The main considerations in this case relate to the effect of the proposal on the special architectural and historic interest of the listed building and on the character and appearance of the conservation area.
- 1.2 The relevant planning Policies are contained in the 'Conservation and Development' Chapter of the Unitary Development Plan. Policies CD38, CD39, CD42, CD52, CD53, CD57 and CD58 are of particular relevance to this application.
- 1.3 English Heritage have indicated that the Council may assess the accompanying application for Listed Building Consent as it sees fit.
- 1.4 It is proposed to erect an additional storey and to carry out works of alterations and restoration internally and externally and the replacement of an existing extension within the rear lightwell. The proposed mansard is of traditional construction and matches the design and profile of other mansard roofs within the street. It is therefore considered to be consistent with the Council's policies on additional storeys and roof level alterations. The replacement of the existing rear conservatory with a conservatory of the same plan form but of a design more in keeping with the listed building is considered to be a welcome improvement as is the restoration of the fenestration on the rear elevation, the reinstatement of the main entrance door and the restoration of the cornice on the front elevation.
- 1.5 The proposed works are not considered to be detrimental to the special architectural and historic interest of the building and would not harm the character and appearance of the conservation area and are therefore considered to be consistent with the Council's Policies as contained in the Unitary Development Plan.
- 1.6 The formal observations of the Conservation and Design Officer are appended.

1.7. *The proposal will not harm the amenities of neighbouring occupiers by virtue of loss of light or privacy (C028 + C030.*

2.0 **Public Consultation**

- 2.1 16 letters of notification were sent to properties in Sydney Street and Stewart's Grove. One letter of objection has been received from the Chelsea Society who state that they have no objection to the additional floor but consider that the opportunity should be taken to restore the cornice on the front elevation.

With regard to this point, the application has since been revised to include the restoration of the cornice on the front elevation.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION



PP002668

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R.B.K. & C.
TOWN PLANNING

10 NOV 2000

RECEIVED

47 SYDNEY STREET LONDON SW3
PLANNING APPLICATION

47 SYDNEY STREET, LONDON SW3 6PX
SITE PHOTOGRAPHY

R.B.K. & O.
TOWN PLANNING
10 NOV 2000
RECEIVED

PP002668

STEPHEN TSANG DESIGNS
31, STEWART'S GROVE LONDON SW3 6PH
TEL: 020 7349 0573 FAX: 020 7349 0588



SYDNEY STREET ELEVATION



ROOF EXTENSION IN NEIGHBOURHOOD



STEWART'S GROVE ELEVATION



REAR RENOVATION IN NEIGHBOUR