

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. John Phillips,
8 Highlever Road,
London,
W10 6PS

APPLICATION NO: PP/00/02654

APPLICATION DATED: 12/11/2000

DATE ACKNOWLEDGED: 14 November 2000

APPLICATION COMPLETE: 14/11/2000

DATE TO BE DECIDED BY: 09/01/2001

SITE: 22 Earls Court Gardens, London, SW5 0SZ

PROPOSAL: Extensions and alterations + CRECTION OF SINGLE STOREY EXTENSIONS AT REAR GROUND + FIRST FLOOR LEVELS X

ADDRESSES TO BE CONSULTED

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

As TP/97/01649

7

BB
20/11

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

BB
20/11

1. OCCUPIER
23 EARLS COURT GARDENS
LONDON
SW5 0SZ
2. THE OCCUPIER,
21 EARLS COURT GARDENS,
LONDON,
SW5
3. THE OCCUPIER,
21A EARLS COURT GARDENS,
LONDON,
SW5
4. THE OCCUPIER,
FLAT 1,
23 EARLS COURT GARDENS,
LONDON SW5.
5. THE OCCUPIER,
FLAT 2,
23 EARLS COURT GARDENS,
LONDON SW5.
6. THE OCCUPIER,
FLAT 3,
23 EARLS COURT GARDENS,
LONDON SW5.
7. THE OCCUPIER,
BARKSTON GARDENS HOTEL,
34/44 BARKSTON GARDENS,
LONDON SW5.
8. FILE COPY

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 22 EARLS COURT GARD

22 EARLS COURT GARDENS.

SWS.

POLLING DISTRICT LA

- HB Buildings of Architectural Interest PP002654
- 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							
118	—		4711 1192												✓	—

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

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 November 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02654/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 22 Earls Court Gardens, London, SW5 0SZ

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 single storey extensions at rear ground and first floor levels.

Applicant Mr. C. Harning, 22 Earls Court Gardens, London, S.W.5

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, know 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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/00/02654/HH
Room No:**

CODE A1

Date: 20 November 2000

DEVELOPMENT AT:

22 Earls Court Gardens, London, SW5 0SZ

DEVELOPMENT:

Erection of single storey extensions at rear ground and first floor levels.

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 has received 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:

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/00/02654/HH

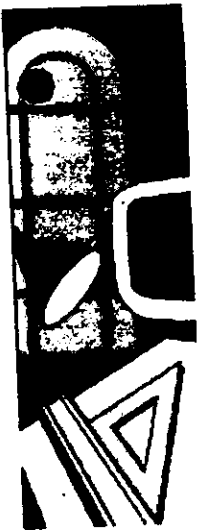
Date: ²⁸24/11/2000

22 Earls Court Gardens, London, SW5 0SZ

Erection of single storey extensions at rear ground and first floor levels.

APPLICANT Mr. C. Haming,

sited on lamp
opposite 28/11/00 MK



BUILDING PLANS

PREPARED : APPROVED

INCLUDING PLANNING DETAILS SPECIFICATIONS CALCULATIONS

the
Bodi
✓om
6/3

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	G	SW	SE	ENF	AO ACK
- 6 MAR 2001							(21)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

JOHN W. PHILLIPS
8 HIGHLEVER ROAD
LONDON W 10 6PS
 Tel/Fax; 020-8968 8135
 Mobile; 07973-509928
 Fax/Tel; 020-7460 8979
 email; buildplans@aol.com
www.buildplans.co.uk

Your Ref : 00/02654

Our Ref : 2193

HK ~~1-11~~
 COPY OF PLANS
 TO INFORMATION
 OFFICE PLEASE

Royal Borough of Kensington
 Planning Department
 Town Hall
 Hornton Street
 London
 W8 7NX

02 March 2001

For The Attention of : Mrs H Homard

Dear Sirs

Re : , 22 Earls: Court: Gardens: London: SW5

Please find Enclosed 2 copies of plan amended as per our telephone conversation.

I trust that this application can now be recommended for approval.

Should you have any further queries , please do not hesitate to contact me.

Yours sincerely


 John Phillips
 Building Plans

1136

DPJ
5/APRIL/2001

**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: ~~21 March 2001~~

Our Ref:

PP/00/02654 /CHSE

Applicant's Ref:

Application Date: 12/11/2000 Complete Date: 14/11/2000

Revised Date: 06/03/2001

Applicant: Mr. John Phillips, 8 Highlever Road, London,
W10 6PS

Address: 22 Earl's Court Gardens, London, SW5 0SZ

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 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 (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 (v) - above classes after D.P.
Committee agree

Class (x) - Crossover under S. 108 of the Highways
Act 1980

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a rear extension at first floor level and a single storey extension within the rear basement lightwell.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/2654 and PP/00/2654/A

Applicant's drawing(s) 2193/2 and 2193/2a 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/00/02654: 1

DELEGATED
APPROVAL
- 6 APR 2001

28.3.01

Handwritten signatures and initials: "Hous 4/4/01"

CONDITION(S) AND REASON(S) FOR 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 preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **The windows on the rear and side elevation shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **All external windows, doors, lantern light and framing thereof shall be of painted timber. (C209)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVE(S)

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 CD28, CD30, CD41, CD52 and CD53 (I51)

7. The implementation of this planning permission may result in a material change in the circumstances under which the Certificate of Lawful Proposed Development was issued on the 24th March 2000 (Ref: CL/00/00326).

DELEGATED REPORT

Address 22 Earl's Court Gardens

Reference PP/00/2654

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

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	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>
HBMC Direction/Obs.	<input type="checkbox"/>
Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

GRANT/APPROVE

subject to conditions

Informatives

Report by *JM*

Date

Agreed *RT/Leaves*
4/4/01

1.0 **Planning Considerations**

- 1.1 The main considerations in this case relate to the effect of the proposal on the appearance of the building itself and on the character and appearance of the terrace and the conservation area within which it is situated. The effect of the proposal on the amenities of surrounding residents should also be considered.
- 1.2 The relevant planning Policies are contained in the 'Conservation and Development' Chapter of the Unitary Development Plan. CD28, CD30, CD41, CD52 and CD53 are of particular relevance to this application.
- 1.3 This application seeks to extend the existing ground floor extension up to first floor level together with the erection of a single storey extension within the rear lightwell at basement level. The proposed extension at first floor level would extend 3.4m from the main rear wall of the property with a flat roof and timber sash window on the rear elevation. The single storey basement extension would extend 4.2m from the main rear wall of the property with a glazed lantern light on the flat roof above and a pair of glazed french doors with fixed glazed sidelights. A Certificate of Lawful Proposed Development was issued on 24th March 2000 for the erection of an extension to the closet wing at basement and ground floors.
- 1.4 The rear extensions within this terrace are not uniform in height and bulk. No. 21, the property immediately adjoining has a three storey closet wing extension and a large two storey extension within the lightwell. This two storey extension extends approximately 2.6m beyond the line of the closet wing extension. The proposed extension would match the height of that at No. 21 and others within the terrace and although it would project 1m beyond the extension at No.21, it would not go beyond the building line of other similar extensions of this height within the terrace. The proposed single storey extension within the lightwell would be set back behind the building line of the closet wing extension and would be relatively obscured at this level from surrounding views. The design of the proposed extensions are considered to be in keeping with the appearance of the building itself and in the context of the appearance of the rear elevations are not considered to be detrimental to the character and appearance of the conservation area.
- 1.5 It is not considered that the proposed extensions would be detrimental to the amenities of surrounding residents in terms of a loss of daylight, sunlight or privacy.
- 1.6 The proposal is considered to comply with the Council's Policies as contained in the Unitary Development Plan.

2.0 **Public Consultation**

- 2.1 7 letters of notification were sent to properties in Earl's Court Gardens and Barkston Gardens.
- 2.2 No objections have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

REASON FOR DELAY

CASE NO. PP/00/2654

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.....

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 H. Jones (Case Officer)

PP002654

1 set plans

22 EARLS COURT GARDENS.
PANORAMIC VIEW

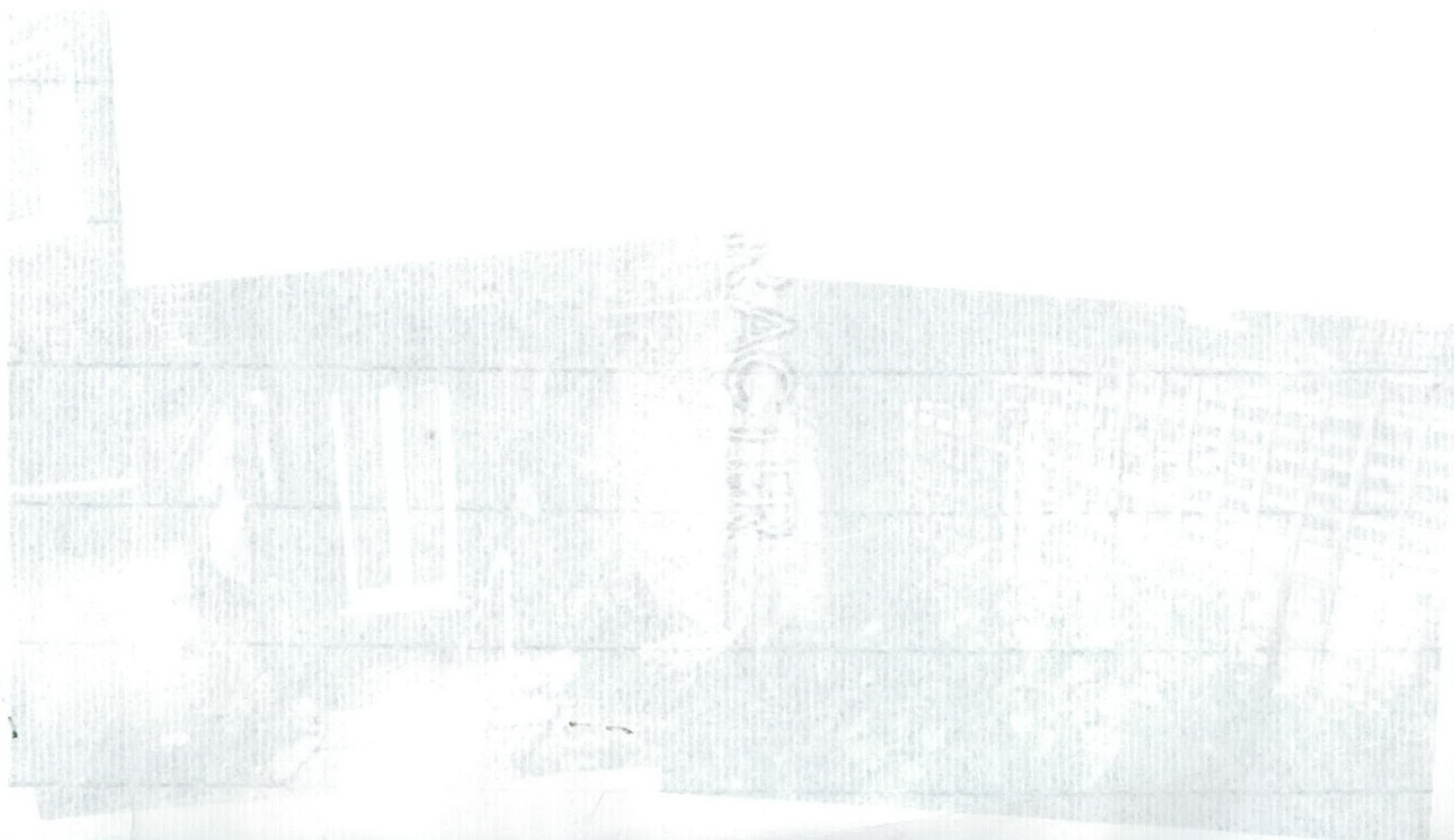
DELEGATED
APPROVAL
- 6 APR 2001

R.B.K. & C.
TOWN PLANNING
13 NOV 2000
RECEIVED





CHIARA G. TIR



M. ACCIARI



PP002654



REAR ELEVATION

22 EARLS COURT GARDENS

CHARACTER

The text in this section is extremely faint and illegible. It appears to be a multi-column layout, possibly containing a list or detailed notes. The word "CHARACTER" is prominently displayed at the top center of this section.

The bottom section of the page contains several lines of text, which are also very faint and difficult to read. It may represent a summary or a concluding paragraph.

DELEGATED
APPROVAL

- 6 APR 2001

PERMISSION IS GIVEN
BY THE COUNCIL
IT HAS BEEN AGREED
TO KNOCK DOWN
THIS TREE

R.B.K. & C.
TOWN PLANNING
23 JUL 1997
RECEIVED



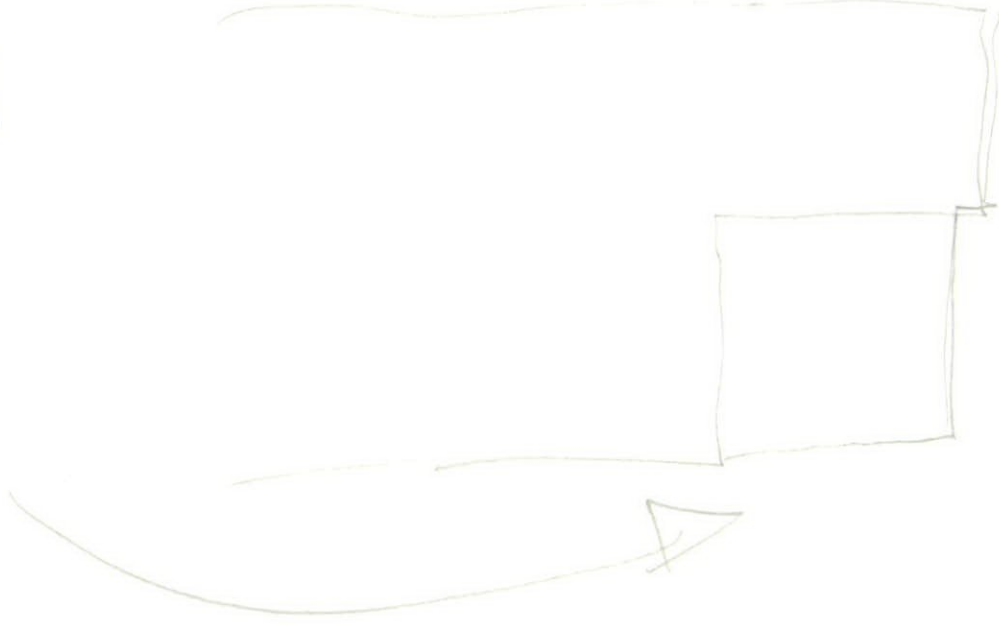
92/1296
↓



TP071419



Nº 23



also check 24.

20.

21.

- ① shed on roof at 1st floor level
- ② Ave also on roof at rear