

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Wendi Wolfe-Lewitt, T/A WL Design,
Riverbank House,
1 Putney Bridge Approach,
London
SW6 3JD

APPLICATION NO: PP/04/02144

CASE OFFICER: Ms. N. Cowley

APPLICATION DATED: 13/09/2004

DATE ACKNOWLEDGED: 17 September 2004

APPLICATION COMPLETE: 16/09/2004

DATE TO BE DECIDED BY: 11/11/2004

SITE: 20 Brunswick Gardens, London, W8 4AJ

PROPOSAL: Addition of a small lower ground floor conservatory to rear of house; reinstatement of side windows to bay at lower ground floor; redecoration of front elevation and replacement of tiles on steps with York stone.

ADDRESSES TO BE CONSULTED

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

AS PP/04/1578 (re-sub) NO objections

CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY:
English Heritage Setting of Bdgs Grade I or II
English Heritage Demolition in Cons. 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/Cross Rail Line 2
Victorian Society
DTLR Dept. Transport Loc.Gov.& Regions
Transco National Gas Pipelines

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 - CATEGORY:	...
Govt. Office for London	...
Twentieth Century Society	...
Wind Turbines/Farms	...

19/9/04
DC

DC
20/9.

1. FILE COPY

2. The Occupier / Owner
13 Brunswick Gardens
London
W8 4AS

3. The Occupier / Owner
15 Brunswick Gardens
London
W8 4AS

4. The Occupier / Owner
16 Brunswick Gardens
London
W8 4AJ

5. The Occupier / Owner
18 Brunswick Gardens
London
W8 4AJ

6. The Occupier / Owner
22 Brunswick Gardens
London
W8 4AL

7. The Occupier / Owner
Flat A
24 Brunswick Gardens
London
W8 4AL

8. The Occupier / Owner
Flat B
24 Brunswick Gardens
London
W8 4AL

9. The Occupier / Owner
Flat C
24 Brunswick Gardens
London
W8 4AL

10. The Occupier / Owner

Flat D
24 Brunswick Gardens
London
W8 4AL
11. The Occupier / Owner
Flat E
24 Brunswick Gardens
London
W8 4AL
12. The Occupier / Owner
Flat 1
15 Palace Gardens Terrace
London W8 4SA

13. The Occupier / Owner
Flat 2
15 Palace Gardens Terrace
London W8 4SA

14. The Occupier / Owner
Flat 3
15 Palace Gardens Terrace
London W8 4SA

15. The Occupier / Owner
Basement Flat
15 Palace Gardens Terrace
London W8 4SA

16. The Occupier / Owner
Flat A
17 Palace Gardens Terrace
London W8 4SA

17. The Occupier / Owner
Flat C
17 Palace Gardens Terrace
London W8 4SA

18. The Occupier / Owner
Flat D
17 Palace Gardens Terrace
London W8 4SA

19. The Occupier / Owner
19 Palace Gardens Terrace
London
W8 4SA

20. FitzGerald
21 Palace Gardens Terrace
London
W8 4SA

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 20 Brunswick Gardens

POLLING DISTRICT

CAB CAB

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
7									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:

20 BRUNSWICK GARDENS

Property Card N° : 0097 017 00

Sitename :

Comment :

TP Arch/History : 27725 H996

See Also :

PP 42144

Xref :

Notes :

TP No Brief Description of Proposal 1 of 4

CONVERT BASEMENT TO S/C FLAT WITH GROUND AND TWO UPPER
FLOORS ONE UNIT.Received
Completd
RevisedDecision & Date
Conditional

17/03/1972

TP No TP/90/0411 Brief Description of Proposal 2 of 4

ERECTION OF AN ADDITIONAL STOREY

Received 31/01/1990 Decision & Date
Completd 07/03/1990 Refused
Revised

06/06/1990

Appeal
Lodged
Y

TP No Brief Description of Proposal 3 of 4

T & CP ACT 1990 SECTION 78 AND SCHEDULE 6:
APPEAL DISMISSED AGAINST REFUSAL OF P.P. FOR ERECTION
OF AN ADDITIONAL STOREY.
APPEAL DISMISSED.Received
Completd
Revised

Decision & Date

26/04/1991

TP No PP/04/1578 Brief Description of Proposal 4 of 4

ADDITION OF A LOWER GROUND FLOOR REAR CONSERVATORY AND
REINSTATEMENT OF BAY WINDOWS TO LOWER GROUND FLOOR ELEVATION.
(WITHDRAWN BY APPLICANT)Received 13/07/2004 Decision & Date
Completd 13/07/2004 Withdrawn
Revised

26/08/2004

18-20 BRUNSWICK GARDENS

Property Card N° : 0097 015 50

Sitename :

PP042144

Comment :

TP Arch/History :

See Also :

Xref :

Notes :

TP No TP/97/0728 Brief Description of Proposal 1 of 1

DEMOLITION AND REPLACEMENT OF EXISTING FRONT BALUSTRADE
(CONSERVATION AREA CONSENT)

Received 23/03/1997 Decision & Date

Completd 07/04/1997 Conditional

19/08/1997

Revised

> Any Queries Please Phone 0207 361 2199/2206/2015. <
> Fax Requests (FOA Records Section) 0207 361 3463 <

De

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

DELEGATED

Date: 28/10/2004

APP NO. PP/04/02144/CHSE

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

RECOMMENDED DECISION: Grant planning permission

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

news
Head of Development Control

11/11/04
Area Planning Officer

ADDRESS OF SITE:

**20 Brunswick Gardens,
London, W8 4AJ**

APPLICATION DATED 13/09/2004

APPLICANT/AGENT ADDRESS:
Wendi Wolfe-Lewitt, T/A WL Design,
Riverbank House,
1 Putney Bridge Approach,
London
SW6 3JD

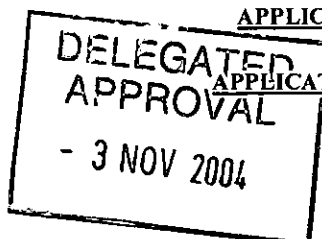
APPLICANT: Mr. and Mrs. Paul Lewitt,

APPLICATION COMPLETE

16/09/2004

APPLICATION REVISED

06/10/2004



CONS AREA

Kensington Palace

CAPS Yes

ART '4' Yes

WARD Campden

LISTED BUILDING NO

ENG. HERITAGE

CONSULTED 20

OBJ. 0

SUP. 0

PET. 0

PROPOSAL: Erection of a rear lower ground floor conservatory, replacement of tiles on front steps with York stone and elevational alterations to the front and rear elevations.

RBK&C Drawing No(s): PP/04/02144 and PP/04/02144/A

Applicant's Drawing No(s) J.012-00B(B), 00A(B), 11B, 12B, 13B, 14B, 15B (received on 6th Oct 04), 16B, 17B (received on 6th Oct 04), 18B

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 Executive Director, Planning and Conservation. (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 new windows 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)

INFORMATIVES

1. I09
2. I21

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the conservatory and elevational alterations proposed to the front and rear and their impact on the appearance of the building and on the character and appearance of the conservation area.
- 1.2 The relevant planning Policies are contained in the "Conservation and Development" Chapters of the Unitary Development Plan. Policies CD27, CD33, CD35, CD36, CD47, CD48, CD50, CD57, CD58, CD61 and CD62 are of particular relevance to this application.
- 1.3 The works proposed are a rear conservatory at lower ground floor level, the installation of a window at rear lower ground floor level, the installation of two new windows at front lower ground floor level and the replacement of the front steps with york stone. These works would normally constitute permitted development, however this property has an Article 4 Direction in relation to alterations, improvements and extensions to any part of the front or rear of the dwelling, or the painting of the exterior of the dwelling.
- 1.4 While the property is located mid terrace, this dwelling is northern most property of the southern group of properties which have a different appearance to those to the north. Typically this southern group have rear bay windows at lower ground and ground floor levels. Whereas, the properties in the group to the north of this application site have a rear closet wing with lightwell arrangement.
- 1.5 There are a number of other conservatories to the north located within the rear lightwell. To the south, there is one other rear conservatory which is full width located at no. 14 Brunswick Gardens. The conservatory proposed will not project beyond the rear line of this existing conservatory which appears to be 3 metres in depth. The proposed conservatory will remove the existing lower ground floor bay window, but is considered to be sympathetic to the bay window above and respects its general proportions. It is considered that the conservatory will have a lightweight appearance when viewed from the rear. While the side of the conservatory has a brick component, it is located at lower ground floor level, and is considered that views of this from surrounding properties will be limited. It is not considered that this conservatory proposed would have a detrimental impact on the character and appearance of the conservation area.
- 1.6 It is not considered that the proposed conservatory would have a detrimental impact on the amenity of the adjoining property, as it

is to be located at lower ground floor level and only a small area will rise above the boundary wall. The boundary wall is proposed to be rebuilt to a height of 2 metres on the existing footings. There are several trees in the rear garden, however none of which are protected by a TPO.

- 1.7 At rear lower ground floor level a new timber frame sash window is proposed to replace an existing door. At the front lower ground floor level, two new windows are proposed which are similar to others located on Brunswick Gardens. It is proposed to replace the existing tiles on the front entrance steps with york stone. It is considered that these alterations proposed are acceptable and will not have a detrimental impact on the character and appearance of the conservation area.

2.0 Public Consultation

- 2.1 Nineteen letters of notification were sent to properties in Brunswick Gardens and Palace Gardens Terrace. No letters of objection have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/04/02144 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By:	NC
Report Approved By:	PK/LAWJ
Date Report Approved:	<i>Indus</i> <i>1 13/11/04</i>

MESSAGE FORM

To De Nre

WHILE YOU WERE OUT

M Wendy Worp Lens

of

Tel. No 07798 533 183

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re 20 Brunwich Gds

Message

.....

.....

.....

.....

Signed Atti

Date

Time

RBKC
Observations

CONSERVATION AND DESIGN

Address: 20 Brunswick gardens W8	Appl. No: PP/04/2144	D.C. Officer: NC	L.B. /	C.A. 7	Area: C
Description: Rear conservatory + some repair at the front and insertion of new side windows within the front lightwell.			C&D Officer FS		Code: X

Comments:

It is proposed to modify the rear elevation of this property by building out an extension at lower ground floor underneath the bay window. The proposed room lines up with the bay-window above and respects the general proportions. The materials are in keeping with the building. A window that is more in keeping with the elevation replaces the current door that is leading into the garden.

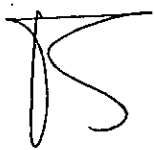
At the front of the property, it is proposed to carry out some general repairs and also to replace the finish to the main stairs with York stone, which will be an improvement.

Within the lightwell, two new windows will be inserted on each side of the central window in the bay. Similar pattern is found on that terrace.

The proposed works are acceptable.

May I suggest usual conditions of brickwork to match adjacent.

Thanks



Florence Salberter

24.10.04

INTERIOR &
ARCHITECTURAL DESIGN



PROJECT MANAGEMENT

Ms. Florence Salberter
Conservation and Design Officer
Royal Borough of Kensington and Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

October 4, 2004

Dear Ms. Salberter,

Re: 20 BRUNSWICK GARDENS, LONDON W8 4AJ

Further to our telephone conversation late last week, attached please find an accurate floorplan of the lower ground floor at 20 Brunswick Gardens, numbered drawing J012-17B.

I have added an outline of the bay window at first floor level (as a dotted line) in order to highlight the symmetrical positioning of the conservatory.

I would appreciate it if you could dispose of the floorplan, submitted with the original application and complete the file with the new accurate attached plan.

Please free to contact me once you have had the chance to review the plan if you have any further questions. Thank you.

Sincerely,


Wendi Wolf-Lewitt

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		06 OCT 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

(28)

RBKC - Planning and Conservation - Card Index - Site Map



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(27/07/2004)

Map width : 150.00m

Scale 1 : 769

Article 4 -> 57

- A. Alterations, improvements and extensions to any part of those elevations of a dwellinghouse which front onto a highway, being development comprised within Class I.1
- C. Alterations, improvements and extensions to any part of the rear elevation of a dwellinghouse, being development comprised within Class I.1
- H. The construction of or alterations to a hardstanding for vehicles within the curtilage of a dwellinghouse, being development comprised within Class I.4
- M. The painting of the exterior of any parts of any building or work which fronts onto a highway, being development comprised within Class II.3

SCHEDULE 2

Berkeley Gardens (3-11 cons) ACM X

Brunswick Gardens (1-19 odd) ACM u

(21-33 odd) ACM X

(35-49 odd) ACM u

(2-56 even) ACM X

Inverness Gardens (1-8 cons) ACM X

Palace Gardens Terrace (2-58 even) ACM X

(60-102 even) ACMH X

(1-57 odd) ACM X

Vicarage Gardens (8) AcM X

THE COMMON SEAL OF THE MAYOR)
 AND BURGESSES OF THE ROYAL)
 BOROUGH OF KENSINGTON AND CHELSEA)
 was hereunto affixed)
 this 23rd day of October 1984

J. Heyes
 J. HEYES
 ASSISTANT TOWN CLERK

18719

57
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

ARTICLE 4 DIRECTION

4(1)

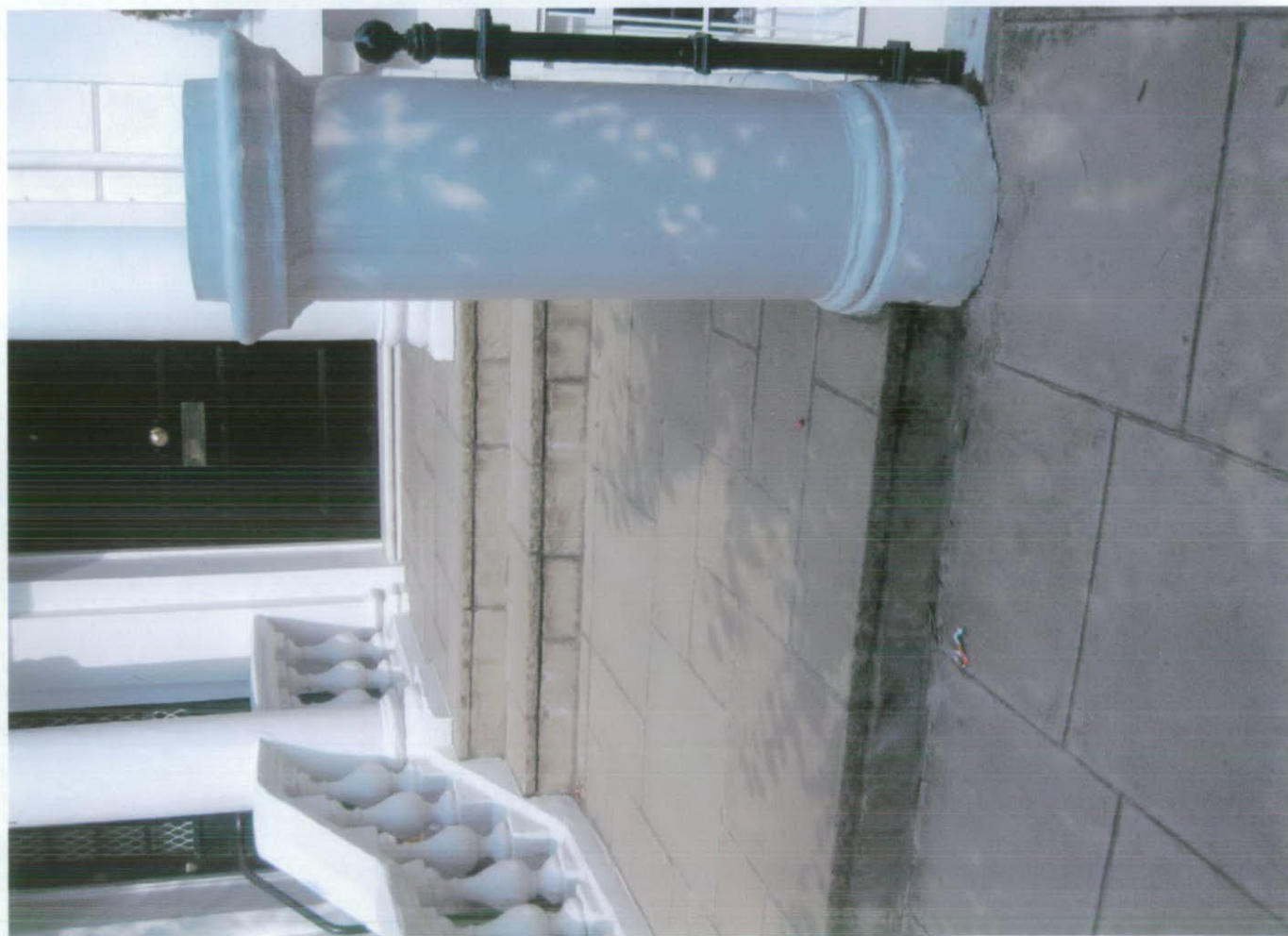
W H E R E A S the Council of the Royal Borough of Kensington and Chelsea being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 (as amended by Article 2(a) of the Town and Country Planning General Development (Amendment) Order 1980) (hereinafter called "the said Order") for the said Borough are satisfied that it is expedient that development of the description set out in Schedule 1 hereto (hereinafter called "the said development") should not be carried out on the land described in Schedule 2 hereto and shown within an unbroken black line and coloured yellow on the plan annexed hereto (hereinafter called "the said land") unless permission is granted on an application in that behalf

NOW THEREFORE the Council in pursuance of the Powers conferred upon them by the said Article 4 HEREBY DIRECT that the permission granted by Article 3 of the said Order as modified by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 shall not apply to the said development intended to be carried out on the said land

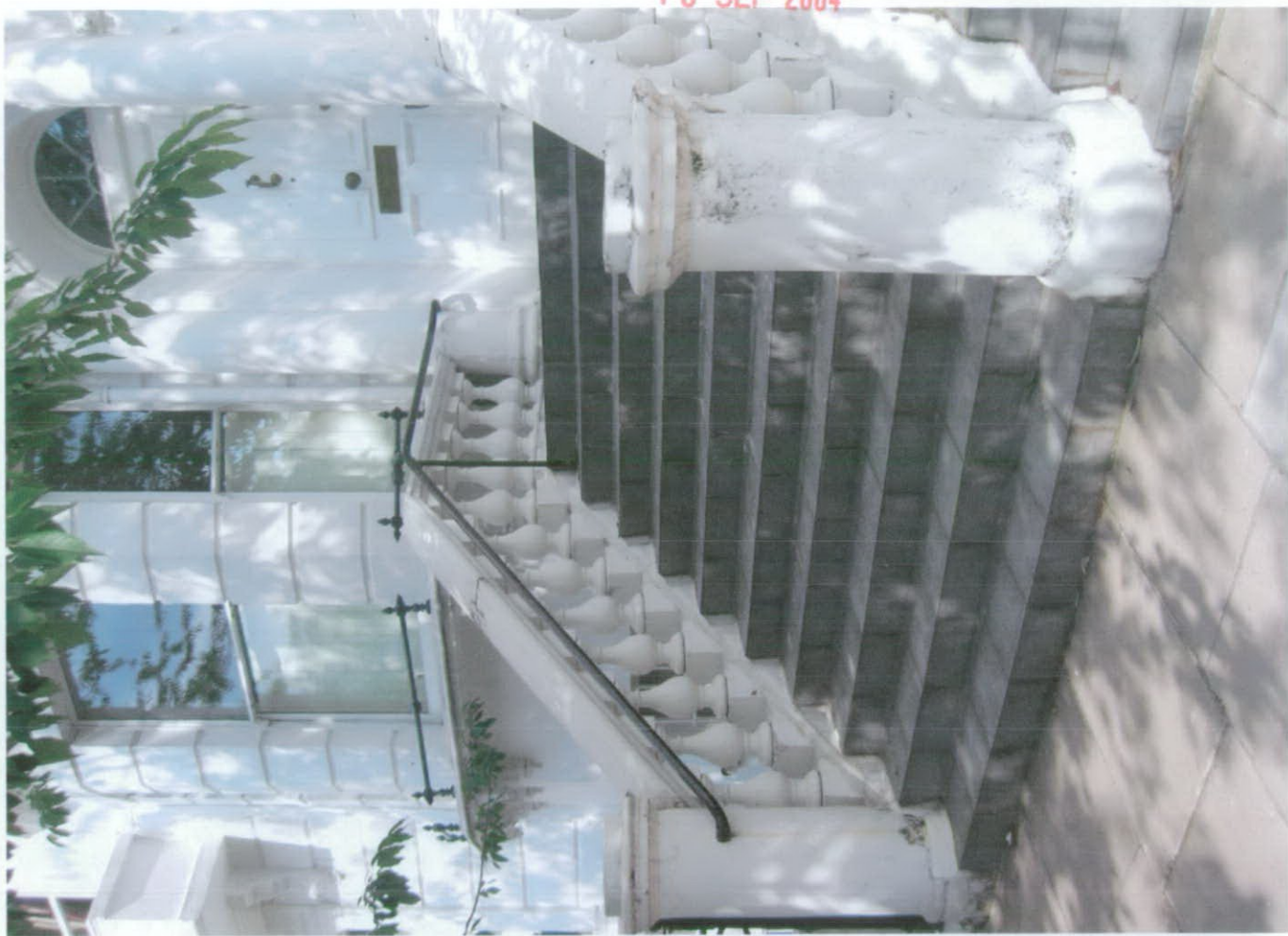
SCHEDULE 1 above referred to

The development referred to in Class 1.1, 1.4, 11.3 specified in Schedule 1 to the said Order and not being development comprised within any other class that is to say:-

22 Brunswick - example of 4ml stone to be used at #20.



20 Brunswick - existing ceramic tiles to be replaced



R.B.K.C Planning Dept

16 SEP 2004

PP 142144

20 Brunswick Gardens
Lower Ground Timber
fence on boundary
fence measures 2.1m
trellis measures 2.8m



← Existing brick knee wall which
is to form base of new 2m
brick garden wall, made of
reclaimed yellow stock





PP 42144

Ms. Nicola Cowley
Royal Borough of Kensington and Chelsea
Planning & Conservation
The Town Hall
Hornton Street
London W8 7NX

EX DIR	HDC	TP	CC	AD	CLU	AO AK
R.B. K.C.		16 SEP 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEES

September 13, 2004

Dear Ms. Cowley,

Re: 20 BRUNSWICK GARDENS, LONDON W8 4AJ

Further to the site meeting which you kindly arranged on Monday September 6, 2004 with yourself and your colleague Florence Salberter, I am enclosing a new planning application for your consideration.

I believe that the re-designed conservatory adheres to the guidelines and the direction which both you and your colleague Florence have suggested.

Specifically:

1. It is a 'lightweight' structure, which is subservient to the main house
2. It is sympathetic to the rear elevation as it lines up with the architecture of the bay window at the raised ground floor level
3. The glazed panels of the conservatory roof line up with the dimensions of the bay window, as the central glazed panel measures 1.9m which is exactly the width of the front of the bay
4. The width of the conservatory will be in line with the bay window and symmetrical and centered on it
5. It projects just 2.7 meters off the rear elevation, consistent with the recent approved ground floor addition of 23 Palace Gardens Terrace. Furthermore the addition at 14 Brunswick Gardens projects further into the garden as its depth, we believe, exceeds 3 meters.
6. The footprint of the conservatory is small relative to the size of the garden. The total square meterage of the garden taken up by the conservatory is just over 9 square meters, making the conservatory less than 14% of the total garden area
7. The side of the conservatory adjacent to 22 Brunswick Gardens will be built as a boundary wall in reclaimed yellow stocks, the height of which will be sloped downward and then continue as a 2 meter brick garden wall around the perimeter of the property. The garden wall will be built on top of an existing foundation and brick knee wall which currently surrounds the property. The garden wall will be the height of the existing wood fencing.

8. The drain pipe on the rear elevation will not need to be moved, the side wall of the conservatory will sit just inside the line of the drain pipe

As we discussed on site, we intend to undertake a few additional items of work as follows:

1. Re-decoration to the front elevation - Restore the damaged plasterwork/masonry and some of the lead work on the front elevation (masonry and windows) of the house and repaint to match existing. We do NOT intend to make any changes to the front elevation, other than required maintenance of the masonry and improving the cleanliness and appearance of the house. ✓
2. New stone steps to the Main Entrance (at raised ground floor level) – replace the existing blue ceramic tiles on the steps with York Stone ✓
3. Alter direction of steps into front lightwell – change the direction of the steps into the lower ground floor front lightwell to run parallel (i.e. match) the steps at 22 Brunswick Gardens, again these would be covered in York stone to match the steps to the main entrance ✓
4. Re-instate Windows to lower ground floor bay – mirror other houses in the Terrace and re-instate traditional timber frame sash side windows to create a bay at lower ground floor, following the lines of the windows on the raised ground floor ✓

I trust that you and your colleagues will view the work outlined above as desirable improvements and I am sure that you will agree that they do not in any way conflict with the intentions and guidelines set out for the conservation area.

I look forward to speaking with you soon and to receiving any feedback which you may have.
Thank you.

Sincerely,



Wendi Wolf-Lewitt

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:

- (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. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 020-7727-6583.

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. Please note that all letters of representation are public documents and can be seen by any interested parties.

SCHEDULE

Reference: PP/04/02144/NC

Date: 24/09/2004

20 Brunswick Gardens, London, W8 4AJ

Addition of a small lower ground floor conservatory to rear of house; reinstatement of side windows to bay at lower ground floor; redecoration of front elevation and replacement of tiles on steps with York stone.

APPLICANT Mr. and Mrs. Paul Lewitt,

Paul Lewitts
24/9



06/09/2004 10:05:02



06/09/2004 10:11:00



06/09/2004 10:10:54



06/09/2004 10:11:21



06/09/2004 10:14:53



06/09/2004 10:15:40



06/09/2004 10:15:57



06/09/2004 10:16:19



06/09/2004 10:19:27



06/09/2004 10:27:31



06/09/2004 10:27:37

REASON FOR DELAY

CASE NO. _____

identified as a "Target" application, which has the target for being
a Head of Development Control within 6 weeks of the date of

application, there has been a delay of _____

to pass through the case within the target period for the following
[as necessary]

Internal Consultation (i) Design
[or all] (ii) Transportation
(iii) Policy
(iv) Environmental Health
(v) Trees
(vi) Other

hour notification/external consultation necessary (spread or time)

reaction from English Heritage/other EH delays...

requested, but not received in time

received but inadequate - further revisions requested

received but reconsultation necessary

mittee cycle

instruction

REASON.....

..... (Case Officer)

PLANNING AND CONSERVATION

THE TOWN HALL HORTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

020-7937-5464

Switchboard: 2079/ 2080

Extension: 020-7361- 2079/ 2080

Direct Line:

Facsimile: 020-7361-3463

Date: 20 September 2004

My reference: PS/DCC/PP/04/02144/NC

Please ask for Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 20 Brunswick Gardens, London, W8 4AJ

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. Please telephone should you require further information.

Proposal for which permission is sought Addition of a small lower ground floor conservatory to rear of house; reinstatement of side windows to bay at lower ground floor; redecoration of front elevation and replacement of tiles on steps with York stone.

Applicant Mr. and Mrs. Paul Lewitt, 20 Brunswick Gardens, London W8 4AJ

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

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more 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/04/02144/NC

CODE A1

Room No:

NEWSPAPER DATE: 24/09/2004

Date: 20 September 2004

DEVELOPMENT AT:

20 Brunswick Gardens, London, W8 4AJ

DEVELOPMENT:

Addition of a small lower ground floor conservatory to rear of house; reinstatement of side windows to bay at lower ground floor; redecoration of front elevation and replacement of tiles on steps with York stone.

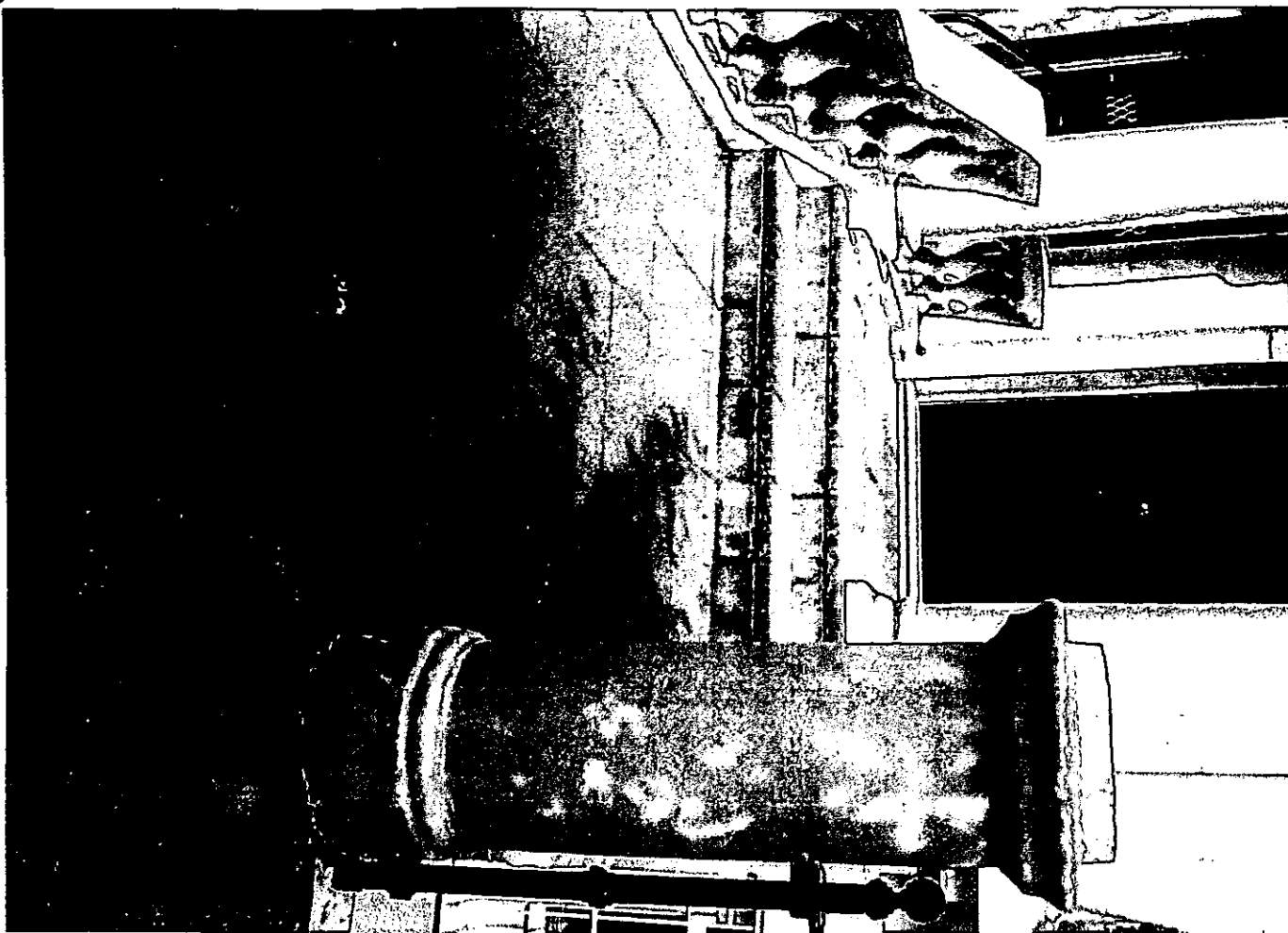
The above development is to be advertised under:-

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

22 Brunswick - example of 4th stone to be used at # 20.



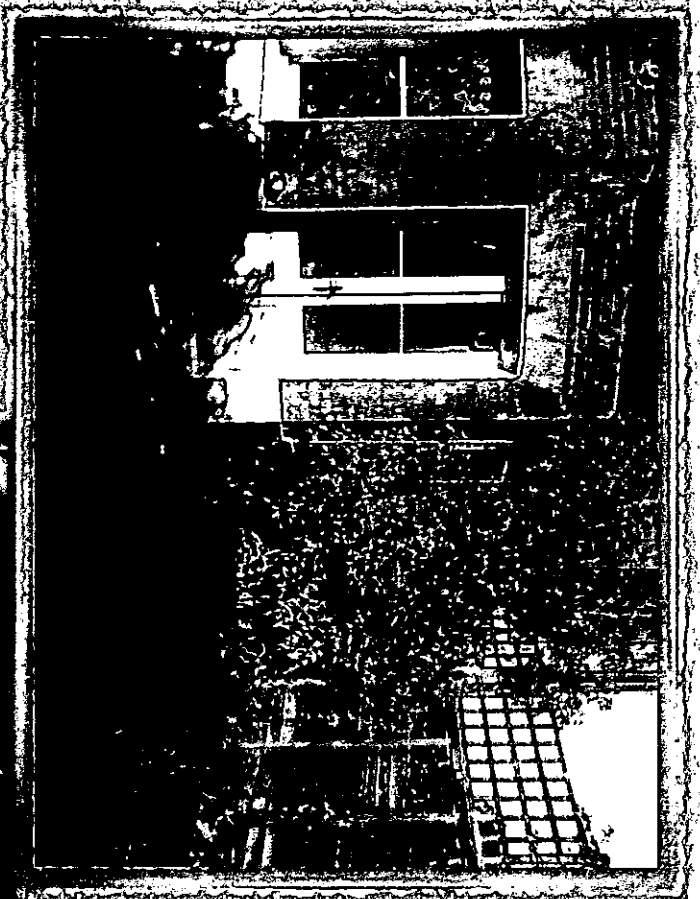
20 Brunswick - existing ceramic tiles to be replaced



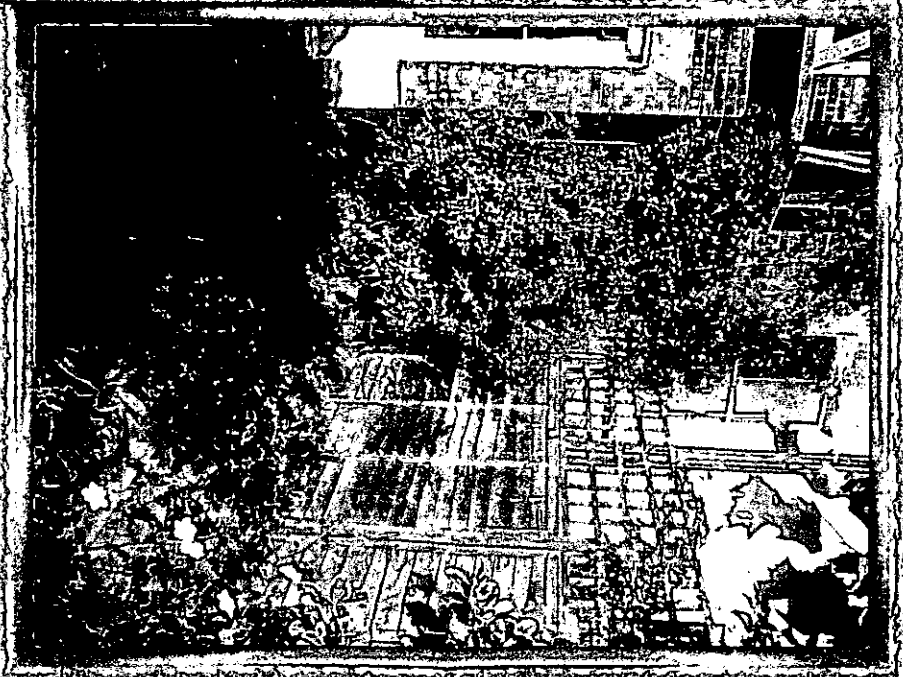
PP 142144

16 SEP 2004

R.B.K.C Planning Dept



20 Brunswick Grdn
Lower Curved Timber
terrace on boundary
terrace measures 2.1m
width measures 2.8m



← Existing brick knee wall which
is to form base of new 2m
brick garden wall; made of
reclaimed yellow bricks

R.B.K.C Planning Dept
16 SEP 2004