

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Fibbens Fox Associates Ltd.,
31 The Broadway,
Woodford Green,
Essex,
IG8 0HQ

APPLICATION NO: LB/00/02874

APPLICATION DATED: 14/12/2000

DATE ACKNOWLEDGED: 15 December 2000

APPLICATION COMPLETE: 15/12/2000

DATE TO BE DECIDED BY: 09/02/2001

SITE: Flat 2, 7 Ovington Square, London, SW3 1LH

PROPOSAL: Rear extension on existing balcony area.

ADDRESSES TO BE CONSULTED

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

See AP/00/02873

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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS FLAT 2
7 OVINGTON SQUARE
SW3

POLLING DISTRICT R.

LB002874

- | | | | |
|-----|--|--------|--|
| 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 |

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use		LSC	AI	SV	SNCI	REG 7	ART IV
								C	N						
13A	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: LB/00/02874/ALS

CODE 1D

Room No:

Date: 19 December 2000

DEVELOPMENT AT:

Flat 2, 7 Ovington Square, London, SW3 1LH

DEVELOPMENT:

Rear extension on existing balcony area.

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

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 020-7937-5464
Direct Line: 020-7361-2085
Extension: 2085
Facsimilie: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 19 December 2000

My Ref: DPS/DCSE/LB/00/02874 Your ref: Please ask for: A. Salmon

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 2, 7 Ovington Square, London, SW3 1LH

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 09/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

Flat 2, 70 Quinton Square

Work to do

Thurbe Estate One tra

Existing elevation has
double doors with balcony
to enclose front of a tree

Proposed doubles with
4 doors 5 panels
wide with 4 lights
above to match
doors below

+ a tiled roof over
- wills most of area
of existing tree

Doors same as floor below

One wills all land at
this level on these
proposals

SU
Tues 2.4.5

Hilary
Murdock

REASON FOR DELAY

CASE NO. PP100/2874

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.....6 weeks.....

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

*Awaiting formal
JOS from
Hilary and
29/1/01
when revisions
arrived*

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.....Anne S..... (Case Officer)

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

Ac
DL1

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 8 March 2001

Our Ref:

LB/00/02874 /CLBA

Applicant's Ref:

Application Date: 14/12/2000 Complete Date: 15/12/2000

Revised Date: 29/01/2001

Applicant: Fibbens Fox Associates Ltd., 31 The Broadway, Woodford Green, Essex,
IG8 0HQ

Address: Flat 2, 7 Ovington Square, Chelsea, SW3 1LH

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; met. refusal of consent for Reg. 15
applications.

KAC

DELEGATED
APPROVAL
21 MAR 2001

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a rear extension on an existing balcony area at first floor level

RECOMMENDED DECISION Grant listed building consent

RBK&C drawing(s) No. LB/00/02874 and LB/00/2874/A

Applicant's drawing(s) No.4 unnumbered A3 drawings (as proposed elevations received
29/01/2001)

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

LB/00/02874: 1

hhd
20/3/01

19.3

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)
2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)
3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
4. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:**

(a) Details of the roof finish to the proposed extension

Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
5. **The new french windows and sidelights shall be constructed in timber, single glazed and finished in white with no trickle vents and shall be so maintained.**
Reason: To preserve the special historic character of the listed building:

INFORMATIVE(S)

1. I10A
2. I11
3. I21A
4. I30

5.

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, CD41, CD42, CD44, CD52, CD53 and CD58. (I51)

DELEGATED REPORT

Address 7 Overton Square

Reference PP100/2873 + 2874

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 Around

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

MS

Date

Agreed

BC / WWS
20/3/07

1.0 THE SITE

7 Ovington Square is a four storey plus basement terraced property on the west side of the square. Flat 2 includes the first floor. The property is listed grade II and is within the Thurloe Estate and Smith's Charity conservation area.

2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD41, CD42, CD44, CD52, CD53 and CD58.

The proposal relates to a small terrace at first floor level which is accessed by a pair of french doors. This is enclosed by a metal railing. There is a similar terrace on the adjacent property which is partly covered by a conservatory style extension with double doors and sidelights and a sloping solid roof.

The proposed extension occupies most of the depth of the terrace, retaining the existing railings, with a pair of double doors with full height sidelights with fanlights over and a parapet with a flat roof behind..

The existing terrace is enclosed by walls on three sides and is relatively well concealed so that the extension would not be conspicuous. The design of the extension is considered to be acceptable.

English Heritage have authorised the council to determine the application and a formal observation is attached. It is considered that the proposal would not harm the special architectural character of the listed building and would not harm the character or appearance of the conservation area.

3.0 CONSULTATION

Occupiers of 23 neighbouring properties have been notified of the proposal. No representations have been received.

Report by ALS

Approved by *ES/ hms*

20/3/01.