

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Robert Grace Architecture,
2 Old Brompton Road,
London,
SW7 3DQ

APPLICATION NO: PP/00/02877

APPLICATION DATED: 08/12/2000

DATE ACKNOWLEDGED: 15 December 2000

APPLICATION COMPLETE: 14/12/2000

DATE TO BE DECIDED BY: 08/02/2001

SITE: Ground Floor and Basement Flat, 89 Holland Park, London, W11 3RZ

PROPOSAL: Erection of a replacement conservatory at rear basement level.

ADDRESSES TO BE CONSULTED

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

As PP/00/00087 & any objections.
+ Other flats in No. 89

19
~~BB~~
20/12

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

~~BB~~
20/12

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

✓
4
~~BB~~
20/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 89 Holland Park
GROUND FLOOR & BASEMENT FLAT
89 HOLLAND PARK W11.

POLLING DISTRICT H.

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002877 | 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							
5	✓	✓															

land Adjacent/Adjoining 89. {4/7/96}

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:

At:
 Be careful - this is the conservatory the roof of which Judy Kelly fell off!!!
 Jan.

1. FILE COPY

2. THE OCCUPIER
FLAT 1
88 HOLLAND PARK
LONDON
W11

3. THE OCCUPIER
FLAT 2
88 HOLLAND PARK
LONDON
W11

4. THE OCCUPIER
FLAT 3
88 HOLLAND PARK
LONDON
W11

5. THE OCCUPIER
FLAT 4
88 HOLLAND PARK
LONDON
W11

6. THE OCCUPIER
88A HOLLAND PARK
LONDON,
W11

7. THE OCCUPIER
BASEMENT REAR
88A HOLLAND PARK
LONDON
W11

8. THE OCCUPIER
18 WOODSFORD SQUARE
LONDON
W14

9. THE OCCUPIER
19 WOODSFORD SQUARE
LONDON
W14

10. THE OCCUPIER
20 WOODSFORD SQUARE
LONDON
W14

11. THE OCCUPIER
21 WOODSFORD SQUARE
LONDON
W14

12. THE OCCUPIER
22 WOODSFORD SQUARE
LONDON
W14

13. THE OCCUPIER
23 WOODSFORD SQUARE
LONDON
W14

14. The Occupier
Flat 1/2
89 Holland Park,
London,
W11 3RZ

15. The Occupier
Flat 3
89 Holland Park,
London,
W11 3RZ

16. The Occupier
Flat 4
89 Holland Park,
London,
W11 3RZ

17. The Occupier
Flat 5
89 Holland Park,
London,
W11 3RZ

18. The Occupier
Flat 6
89 Holland Park,
London,
W11 3RZ

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02877/AJF

CODE 1D

Room No:--

Date: 20 December 2000

DEVELOPMENT AT:

Ground Floor and Basement Flat, 89 Holland Park, London, W11 3RZ

DEVELOPMENT:

Erection of a replacement conservatory at rear basement level.

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



KENSINGTON AND CHELSEA

FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02877/AJF Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Proposed development at: Ground Floor and Basement Flat, 89 Holland Park, London, W11 3RZ

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.

My reference:

Your reference:

Please ask for:

Proposal for which permission is sought

Erection of a replacement conservatory at rear basement level.

Execut: **Applicant** Mrs & Mrs B. McWilliam, 89 Holland Road, London, W.11

KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS

FOLLOWS:- Friday 22nd Dec 9.00 - 1.00 closed in afternoon. Mon 25th, Tue 26th Closed. Wed 27th + Thur 28th 9.30 - 1.00 then 2.00 - 4.30. Fri 29th 9.30 - 1.00 closed in afternoon. Mon 1st Jan Closed.

Yours faithfully,

M. J. FRENCH

My reference:

Your reference:

Please ask for:

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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



RBKC

District Plan Observations CONSERVATION AND DESIGN

Address <i>89, Holland Rd</i>	Appl. No. <i>00/28778/AJF</i>	L.B. <i>II</i>	C.A. <i>5</i>	N C S
Description <i>Plot + part 89 Holland Rd rebr replacement conservatory at LG level</i>	Code <i>X</i>	<i>1</i>		

This needs a site meeting & re-orientation

The submitted set of drawings is extremely confusing & unhelpful. It is not even clear what is the proposed size.

Elev - detail too modern & underdesigned

J - 18/1/01

NB. Is this an alternative to the schemes approved under 00/87 + 00/1306? One would preclude the other in some ways, except for the odd glaze of bot approved in the middle of the elevation, which would not work together with the current proposal.

2 Old Brompton Road
London SW7 3DQ
United Kingdom

tel + 44 (0) 20 7727 7235
fax + 44 (0) 20 7792 4114
mob + 44 (0) 7768 907234
e mail RGA@robert-grace.com

robert grace architecture

19/24/1

PK
**COPY OF PLANS
TO INFORMATION
OFFICE PLEASE**

24.01.2001

Ms Alison Flight
RBKC
Planning Officer

RECEIVED BY PLANNING SERVICE:

EX DIR	HDC	N	<input checked="" type="checkbox"/>	SW	SE	ENF	ACK
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24 JAN 2001 *40*

APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	
---------	----	-----	-----	------------	------------	------	--

Dear Alison,

Re:
Proposed Development at
Garden Level & Ground Floor, 89 Holland Park W11

Please find attached revised drawings HP 89 CO 3 A, HP 89 CO 4 A, HP 89 CO 5 A.
(x4) and two copies of each of HPBA001, HPGA001

For Planning Application and Listed Building Consent to rebuild existing
conservatory & make internal changes to flat, as discussed on site last Friday.

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

Yours truly,

Robert Grace
Robert Grace

~~ARLOD1306~~

JC Jy 11/1

~~Arch~~ ~~RES~~

Flat 2 88 Holland Park London W11 3RZ

h: 020 7221 9330

w: 020 7402 3333

HP/00/2877

JHC/VG03/01/01
4 January 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	<input checked="" type="checkbox"/>	C	SW	SE	ENF	AD ACK
- 8 JAN 2001						(11)	
IC	4.1	JRB	FWD PLN	CON DES	FEEES		

R Grace Esq
Robert Grace Architecture
2 Old Brompton Road
London SW7 3DQ

Dear Mr Grace

**Replacement Conservatory
Rear Basement Level - 89 Holland Park, London W11**

We have received notice of the above proposed development.

You may recall that we spoke in the middle of last year concerning the then proposed scheme for this area.

I am assuming the above is a different scheme - merely a restyling of the existing?

I would appreciate your confirmation of the situation especially as to whether any foundation works will be carried out.

When replying perhaps you would be kind enough to let us have a copy of the plans, including elevational and new foundation drawings (if any).

Thanking you in anticipation.

Yours sincerely

Jeffrey H Craig
jc@lewiscraig.co.uk

cc: N Winkfield Esq
cc: Planning & Conservation Department
The Royal Borough of Kensington & Chelsea



ENGLISH HERITAGE

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: LB/00/02878
Our ref: LRS/2017/89
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of A Flight

9 JAN 2001

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
GROUND FLOOR & BASEMENT FLAT, 89 HOLLAND PARK, W11**

Applicant: Mr & Mrs McWilliam
Grade of building(s): II
Proposed works: Erection of a replacement conservatory at rear basement level and internal alterations.

Drawing numbers: HPBA001 & 002. 00 MK 02. 89hp-C01. HP89 - C03 & 4

Date of application: 01.12.2000
Date of referral by Council: 20.12.2000
Date received by English Heritage: 22.12.2000
Date referred to GOL: 02.01.2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>PA</i> 11 JAN 2001 (21)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

P Calvocoressi
P Calvocoressi
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed *J/K R*
Date *8/1/01*

LR/F

The National Monuments Record is the public archive of English Heritage

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.
- (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:

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.

SCHEDULE

Reference: PP/00/02877/AJF

Date: 29/12/2000

Ground Floor and Basement Flat, 89 Holland Park, London, W11 3RZ

Erection of a replacement conservatory at rear basement level.

APPLICANT Mr. & Mrs. B. McWilliam,

*hand post
2/1*

2 Old Brompton Road
London SW7 3DQ
United Kingdom

tel +44 (0) 20 7727 7235
fax +44 (0) 20 7792 4114
mob +44 (0) 7768 907234
e mail RGA@robert-grace.com

AJF

robert grace architecture

23.04.01

Executive Director
Of Planning & Conservation
RBKC
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(36)				26 APR 2001			
REC	REC	ARB	FWD PLN	CON DES	FEEES		

Dear Sir/Madam,

Re Ground & Basement Flat at 89 Holland Park, London W11 for Mr & Mrs McWilliam

I write to you to advise RBKC that I have withdrawn Mr & Mrs Mc William's licence to use any drawings & documents I have produced for works proposed at 89 Holland Park. These drawings and documents form submissions and applications for Listed Building and Planning Consents.

I retain full copyright over these drawings and documents and in order to ensure that copyright I ask that RBKC do not permit any reproduction of these without my express written permission.

Yours truly,



Robert Grace

Alison

I'm not sure
how this affects
us - Does this
mean he is not
the agent anymore?
Do we need to
do anything

Paul

**Bruce McWilliam
89 Holland Park
London W11 3RZ**

**Tel +44 (0)20 7221 5554
Fax +44 (0)20 7229 8223**

18 June 2001

Planning Department
Royal Borough of Kensington and Chelsea
Fax no: 020 7361 3463

Attn: Ms Flight

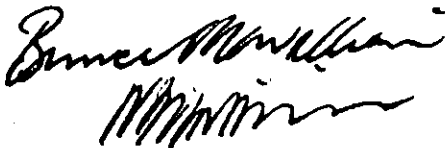
Dear Ms Flight

**pp002877 dated 08/12/00; 89 Holland Park London W11 3RZ (Flats 1, 2 and 6)
Ground & Lower Ground Floors**

As owners of the above property we write to advise that the results of the above planning application originally lodged by Robert Grace Architects should now be sent to:

Alan Long and Louise Wood
Orpwood Associates
15 Westhill
London SW18

Yours faithfully,



B I and N McWilliam

cc: Louise Wood, Orpwood Associates

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 89 Holland Park, W 11

Description: Replacement lower ground floor extension and internal alterations at the lower and upper ground floor levels

Application No: 00/2878

DC Case Officer: AJF

Drawing Nos: HPBA001,
HPGA001, HP89-C03A, -C04B, -
C05B

CD Case Officer: HB

Date: 15th February 2001

Grant/Refuse: Grant

Formal Observations:

It is proposed to remove the existing non-original lower ground floor rear conservatory extension and to replace it with an orangery style extension. Its rearward projection is in fact slightly less than the existing structure. The elevational design is in keeping with the period of the property and will result in an improvement of the appearance of the rear elevation.

The internal alterations are of minor nature and are confined to the northern part of the property. This part of the property has been substantially altered in the past and the proposed changes will not harm the surviving special architectural and historic interest of this listed building.

Conditions:

C205

The proposed new window and doors will be single glazed and without trickle vents.

The new partitions will be of lightweight construction, easily removable.

Signed: *J.P. H. Bone*

Date: *15/2/01*

Approved: *David J Mc Donnell*

Date: *15/02/01*

Other Notes:

Ac

**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: 27 August 2001
Our Ref: PP/00/02877

Application Date: 08/12/2000 Complete Date: 14/12/2000
Revised Date: 24/01/2001 and 07/02/2001
Agent: A. Long, Orpwood Associates 15 Westhill London SW18
Address: **Ground Floor and Basement Flat, 89 Holland Park, London, W11 3RZ**

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
- Class - shop fronts
- Class - conversion from non s/c dwellings etc
- Class - amendments as required by T.P. Committee
- Class - grant or refuse certificates of Lawful development
- Class - Crossover under S.108 of the Highways Act 1980
- Class - Listed building consent for above Classes.
- Class - Conservation area consent
- Class - approval of facing materials
- Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a Principal core shopping frontage.
- Class - grant permission license or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

DELEGATED APPROVAL
28 AUG 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 a replacement conservatory extension at rear lower ground floor level.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02877 and PP/00/2877 A
Applicant's drawing(s) No. HPBA001, HPGA001, HP89-C03 Rev A, C04 Rev B, C05 Rev B and photograph

Number of Objections - 0

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 below imposed for the reason(s) appearing thereunder, or for the reasons stated.

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

Lewis
28/8/01

W. A. A.
28.08.01

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. **The proposed new window and doors hereby approved shall be painted timber framed, single glazed and without trickle vents.**
Reason: To preserve the character and appearance of the conservation area

INFORMATIVES

1. I09

2. I10

3. I11

4. I30

5. You are advised that a number of relevant policies of the Unitary Development Plan **and proposed alterations thereto** were used in the determination of this case, in particular, Policies CD41, CD42, CD52 and CD53 (I51)

DELEGATED REPORT

Address

89 Meland Park

Reference

PP/00/2844

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 *kye*
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

ADF

Date

Agreed

*LR/ows
28/8/01*

1.0 SITE

- 1.1 The property is a four storey plus basement building situated end of terrace on the West side of Holland Park
- 1.2 The property is a Grade II listed building and is included within the Holland Park Conservation Area

2.0 PROPOSAL

- 2.1 The application is for the replacement of the existing conservatory at rear lower ground floor level by an orangery style extension with three pairs of French doors to the rear elevation. The new structure will be set back 200mm from the existing rear line of the conservatory
- 2.2 The proposal also includes minor internal alterations at lower ground and upper ground floor levels involving reordering of partitions

3.0 PLANNING CONSIDERATIONS

- 3.1 The proposal should be considered with regard to any effect it may have on the special architectural character and historic interest of the building, the terrace and the character and appearance of the surrounding conservation area.
- 3.2 Given that the proposal involves a decrease in the existing envelope of the building, it is considered there will be no amenity implications in this case.
- 3.3 The relevant planning policies are:
 - CD41 (rear extensions)
 - CD44 (conservatories)
 - CD52 (conservation areas)
 - CD53 (dev. in conservation areas)
 - CD58 (listed buildings)

- 3.4 The proposed conservatory/orangery style extension replaces an existing conservatory which is non original and larger than its replacement. The principle and detailed design of the new extension are considered acceptable and an improvement of the existing appearance of the building.
- 3.5 Authorisation was received from English Heritage 11 January 2001 for this Council to determine the listed building application and the Formal Observations of this Council's Conservation and Design Officer are contained on file PP/00/2877

4.0 PUBLIC CONSULTATION

- 4.1 Nineteen letters of notification of the proposal were sent to occupiers of

neighbouring properties in Holland Park, to date, no letters of representation have been received

5.0 **RECOMMENDATION**

5.1 GRANT planning permission

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/00/02877 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: AJF
Report Approved By: PK/LAWJ *Willard 28.08.01*
Date Report Approved: *Willard 28/8/01*



R.B.K. & C.
TOWN PLANNING
26 FEB 2001
RECEIVED

robert grace architecture

2 OLD BROMPTON RD LONDON SW7 3DQ
TEL 020 7727 7235 FAX 020 7792 4114
e mail rga@robert-grace.com

Designed by

Drawn by

Checked by

Date

25/01/01

Title

MCWILLIAM
89 HOLLAND PARK
LONDON W11

Scale

Job No.

Drawing No.

HP P01

Rev.



R.B.K. & C.
TOWN PLANNING
26 FEB 2001
RECEIVED

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25/01/01

Title

MCWILLIAM
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Scale

Job No.

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