

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Cullum & Nightingale Architects,
61 Judd Street,
London,
WC1H 9QT

APPLICATION NO: PP/00/02880

APPLICATION DATED: 12/12/2000

DATE ACKNOWLEDGED: 15 December 2000

APPLICATION COMPLETE: 15/12/2000

DATE TO BE DECIDED BY: 09/02/2001

SITE: 23 Lower Addison Gardens, London, W14 8BG

PROPOSAL: Roof alterations to domestic maisonette. Works include alterations to rear elevation.

ADDRESSES TO BE CONSULTED

- 1.
2.
3.
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13.
14.
15.

As PP/00/02142



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

10M
2/1/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 23 Lower Addison Gardens

POLLING DISTRICT H

- | | | | | |
|-----|----------------------------------------------|----------|--------|------------------------------------------------|
| HB | Buildings of Architectural Interest | PP002880 | 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							
S			✓														

↓ S/82 (24-8-82).

	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:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer
Buildings and their Flats

	152/154	Holland Road	W14 8BE
0 Basement Flat ✓	152/154	Holland Road	W14 8BE
0 Flat 1 ✓	152/154	Holland Road	W14 8BE
0 Flat 1a ✓	152/154	Holland Road	W14 8BE
0 Flat 2 ✓	152/154	Holland Road	W14 8BE
0 Flat 2a ✓	152/154	Holland Road	W14 8BE
0 Flat 3 ✓	152/154	Holland Road	W14 8BE
0 Flat 3a ✓	152/154	Holland Road	W14 8BE
0 Flat 4 ✓	152/154	Holland Road	W14 8BE
	156	Holland Road	W14 8BE
0 1st Floor Flat ✓	156	Holland Road	W14 8BE
0 2nd Floor Flat ✓	156	Holland Road	W14 8BE
0 3rd Floor Flat ✓	156	Holland Road	W14 8BE
0 Basement Flat ✓	156	Holland Road	W14 8BE
0 Ground Floor Flat ✓	156	Holland Road	W14 8BE
	158	Holland Road	W14 8BE
0 Basement Flat ✓	158	Holland Road	W14 8BE
0 Flat 1 ✓	158	Holland Road	W14 8BE
0 Flat 2 ✓	158	Holland Road	W14 8BE
0 Flat 3 ✓	158	Holland Road	W14 8BE
0 Flat 4 ✓	158	Holland Road	W14 8BE
0 Flat 4a ✓	158	Holland Road	W14 8BE
	160	Holland Road	W14 8BE
0 Flat 5 ✓	160	Holland Road	W14 8BE
0 Flat 6 ✓	160	Holland Road	W14 8BE
0 Flat 7 ✓	160	Holland Road	W14 8BE
0 Flat 8 ✓	160	Holland Road	W14 8BE
0 Flat 8a ✓	160	Holland Road	W14 8BE
	162	Holland Road	W14 8BE
0 Flat 9 ✓	162	Holland Road	W14 8BE
0 Flat 10 ✓ E. SMYTH	162	Holland Road	W14 8BE
0 Flat 11 ✓	162	Holland Road	W14 8BE
0 Flat 12 ✓	162	Holland Road	W14 8BE
0 Flat 12a ✓	162	Holland Road	W14 8BE
	22/24	Lower Addison Gardens	W14 8BQ
	19	Lower Addison Gardens	W14 8BG
0 1st Floor Flat ✓	19	Lower Addison Gardens	W14 8BG
0 2nd Floor Flat ✓	19	Lower Addison Gardens	W14 8BG
0 3rd Floor Flat ✓	19	Lower Addison Gardens	W14 8BG
0 Basement/ground ✓	19	Lower Addison Gardens	W14 8BG
	0 21	Lower Addison Gardens	W14 8BG
	22	Lower Addison Gardens	W14 8BQ
0 Flat A: Basement Flat ✓	22	Lower Addison Gardens	W14 8BQ
0 Ground Floor Flat ✓	22	Lower Addison Gardens	W14 8BQ
1st Floor Flat	22	Lower Addison Gardens	W14 8BQ
2nd Floor Flat	22	Lower Addison Gardens	W14 8BQ
	23	Lower Addison Gardens	W14 8BQ

1st/3rd Floor Flat	23	Lower Addison Gardens	W14 8BG
Basement Flat (front)	23	Lower Addison Gardens	W14 8BG
Basement Flat (rear)	23	Lower Addison Gardens	W14 8BG
Ground Floor Flat	23	Lower Addison Gardens	W14 8BG
Ground Floor Flat	23	Lower Addison Gardens	W14 8BG
Basement Flat	24	Lower Addison Gardens	W14 8BQ
Basement Flat ✓	24	Lower Addison Gardens	W14 8BQ
Flat 1 ✓	24	Lower Addison Gardens	W14 8BQ
Flat 1: Ground Floor	24	Lower Addison Gardens	W14 8BQ
Flat 2: Ground Floor ✓	24	Lower Addison Gardens	W14 8BQ
Flat 3: 1st Floor ✓	24	Lower Addison Gardens	W14 8BQ
Flat 4: 2nd Floor ✓	24	Lower Addison Gardens	W14 8BQ
Flat 5: 2nd Floor ✓	24	Lower Addison Gardens	W14 8BQ
Flat 6: 3rd Floor ✓	24	Lower Addison Gardens	W14 8BQ
Flat A: Garden Flat ✓	24	Lower Addison Gardens	W14 8BQ
Basement Flat	25	Lower Addison Gardens	W14 8BG
Basement Flat	25	Lower Addison Gardens	W14 8BG
Basement Flat	25	Lower Addison Gardens	W14 8BG
Basement Flat	25	Lower Addison Gardens	W14 8BG
Flat 1	26	Lower Addison Gardens	W14 8BQ
Flat 1	26	Lower Addison Gardens	W14 8BQ
Flat 2	26	Lower Addison Gardens	W14 8BQ
Flat 2	26	Lower Addison Gardens	W14 8BQ
Flat 3	26	Lower Addison Gardens	W14 8BQ
Flat 3	26	Lower Addison Gardens	W14 8BQ
Flat A	26	Lower Addison Gardens	W14 8BQ
Flat A	26	Lower Addison Gardens	W14 8BQ
Flat 1	28	Lower Addison Gardens	W14 8BQ
Flat 1	28	Lower Addison Gardens	W14 8BQ
Flat 2	28	Lower Addison Gardens	W14 8BQ
Flat 3	28	Lower Addison Gardens	W14 8BQ
Flat 4	28	Lower Addison Gardens	W14 8BQ
Flat 5	28	Lower Addison Gardens	W14 8BQ
Flat 6	28	Lower Addison Gardens	W14 8BQ
Flat 7	28	Lower Addison Gardens	W14 8BQ
Flat 8	28	Lower Addison Gardens	W14 8BQ
Flat 9	28	Lower Addison Gardens	W14 8BQ
Flat 1	30	Lower Addison Gardens	W14 8BQ
Flat 1	30	Lower Addison Gardens	W14 8BQ
Flat 2	30	Lower Addison Gardens	W14 8BQ
Flat 3	30	Lower Addison Gardens	W14 8BQ
Flat 4	30	Lower Addison Gardens	W14 8BQ
Flat 5	30	Lower Addison Gardens	W14 8BQ
Flat 6	30	Lower Addison Gardens	W14 8BQ
Flat 7	30	Lower Addison Gardens	W14 8BQ
Flat 8	30	Lower Addison Gardens	W14 8BQ
Flat 9	30	Lower Addison Gardens	W14 8BQ
Flat 10	30	Lower Addison Gardens	W14 8BQ

Total Number of Buildings and Flats Found ~~88~~ 71

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

020-7361-3463

Date: 21 December 2000

My Ref: DPS/DCC/PP/00/02880/SP

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 23 Lower Addison Gardens, London, W14 8BG

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

Roof alterations to domestic maisonette. Works include alterations to rear elevation.

Applicant Martin Beisly, 24 Clarendon Road, London, W11 3AB

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

Executive Director, Planning and Conservation

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02880/SP

CODE A1

Room No:

Date: 21 December 2000

DEVELOPMENT AT:

23 Lower Addison Gardens, London, W14 8BG

DEVELOPMENT:

Roof alterations to domestic maisonette. Works include alterations to rear elevation.

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

REASON FOR DELAY

CASE NO. _____

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..... (Case Officer)

MESSAGE FORM

To SP

WHILE YOU WERE OUT

M John Attharp
of Column 4 Nightingale
Tel. No 7383 4466

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED	X	PLEASE VISIT	X
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re 23 L. Addison gals.

Message

Phoned back.
Told him to revise window (L width to give vertical emphasis.)

Signed

Date

Time

SP



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 23, Lower Addison Gardens, W14	Appl. No. SP PP/00/02880	L.B. /	C.A. 5	N C S ✓
Description Further Obs.	Code			

Ref. previous site meeting & revised drawings dated 15.12.00

- ii) Front elevation: The restoration of the original window pattern is welcomed, as is the replacement of the sash windows with leaded and stylized. The installation of new ironwork to the frontage is also welcomed. NB. New windows should be single glazed, with timber sash frames painted white.
- iii) No objection to the rear (garden) elevation, it should stay strongly horizontal & in the context of the 19th c. rear terrace or discordant. The emphasis of the window openings (ie structural opening) should be retained, to reflect the ~~pattern~~ pattern of the neighbouring buildings.

HKB

8 Jan. 2001



Simon Plowman
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
London W8 7NX

PK
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

31 January, 2001

Dear Mr Plowman,

RE: 23 Lower Addison Gardens, London W14

Following the resubmission of our proposal and our subsequent telephone conversation about the second floor window I enclose the revised elevation to the garden and second floor plan. The width of the main second floor window has been reduced to match the existing condition.

We understand that with this area of contention resolved our proposal will meet with your approval and that permission will be granted by the due date of 9 February 2001. We look forward to your reply.

Yours sincerely,

John Allsopp

cc. Mr M Beisly

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
83				- 2 FEB 2001			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

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 have 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 PLANNING APPLICATION SCHEDULE

Reference: PP/00/02880/SP

Date: 29/12/2000

23 Lower Addison Gardens, London, W14 8BG

Roof alterations to domestic maisonette. Works include alterations to rear elevation.

APPLICANT Martin Beisly,

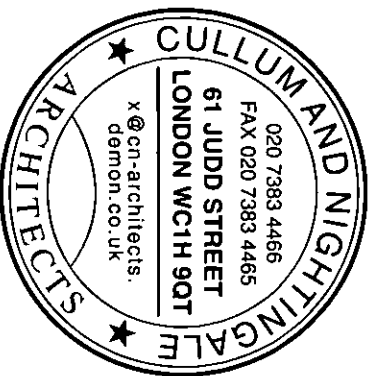
free
[Signature]
2/1

Noted & agreed. HFB 3.11.00

FAO : SIMON PUGHMAN

HILARY BEW

Planning + Conservation



with compliments



23 LOWER ADDISON GARDENS, LONDON W14

NOTES OF MEETING AT THE ROYAL BOROUGH OF KENSINGTON & CHELSEA TOWN HALL
FRIDAY 27 OCTOBER 2000

Present: Richard Nightingale Cullum and Nightingale Architects
 John Allsopp Cullum and Nightingale Architects
 Hilary Bell Design and Conservation Officer, RBKC
 Simon Plowman Planning Officer, RBKC

- 1 **Building context:** Ms. Bell emphasised that the property was in a nineteenth century setting of which both the front and rear of the terrace form an integral part.
- 2 **Conservation:** In Ms Bell's opinion the building had been previously altered insensitively from a conservation point of view and that any further changes should preserve and enhance the architectural character of the area.
- 3 **Precedent:** RN pointed out that the building's appearance was already unique in its setting and that the proposed changes would improve the design and its relationship with its surroundings. Ms. Bell was concerned if approved this would set a negative precedent and that the Guidelines on Townhouses would apply as in any other case. RN suggested that the building's current unique status would mean that it could not be reasonably used as a precedent for other Victorian buildings.
- 4 **The status of the Planning Application design of 18 August 2000 was described as follows:**
 - Roof and attic floor proposals considered acceptable with some reservations about details of proposed chimney.
 - Second floor windows to street: RBKC would like to see them restored if possible.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(85)		- 6 NOV 2000					
		APPEALS	IO	REC	ARB	FWD PLN	COM DES

- Rear elevation to garden: RBKC object to enlarged window at second floor level and the projecting balcony at first floor level. Also the first floor window to the stair landing should be fixed rather than opening. Otherwise the rear elevation proposals are generally acceptable.

5 The planners were provided with photographic examples of previous C+N work including an example of work to a listed property in a Conservation Area in the borough. C+N felt that although it is not feasible to restore the rear elevation it could be sensitively converted. They were also shown the 1:50 design model of the building with two versions of the rear elevation.

6 RN suggested alternatives:

- The scale of the second floor rear window could be broken up through fenestration (as shown on a revised model elevation). Vertical mullions could reduce the horizontality of the opening.
- The area of the second floor window opening could be reduced with opaque panels.
- The white painted render on the rear elevation could be removed and the original brickwork restored so that the façade will blend in with its neighbours.

7 C+N has agreed to submit a revised application with a new rear window arrangement.

Circulation: M Beisly
All present

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the effect of the proposed alterations to the roof and to the front and rear elevation upon the building, the terrace and upon the character and appearance of the Conservation Area. Any implications upon residential existing levels of amenity enjoyed by occupants of nearby property must also be considered.
- 1.2 The relevant planning Policies are contained in the "Conservation and Development" chapter of the UDP. Policies CD28, CD30, CD38, CD39, CD44, CD52 and CD53 are of particular relevance to this application.
- 1.3 Proposed alterations to the roof include remodeling of the front roof slope, with existing rooflights being replaced with lead clad patent glazed rooflights. The main part of the roof is to be constructed with a lead finish. The existing terrace will remain at third floor level with the windows replaced and enlarged. Alterations to the roof would not be visible from street level and would be consistent with the height of neighbouring properties.
- 1.4 Alterations to the rear elevation involve the remodelling of the fenestration to the left hand windows at first and second floor including the erection of steel balustrades fixed to the windows. The right hand window at first floor level is to be raised in height to match the height of the left hand window and will be fixed shut. The right hand window at second floor level will be increased in height to match the height of the left hand window and will have a steel balustrade fixed onto the window.
- 1.5 The existing left hand windows on the first and second floor front elevation are proposed to be reinstated to sliding timber framed sash windows, the glazing pattern matching the right hand windows at the same level. The reinstatement of cast iron railings to the ground floor bay window and metal railings to the front boundary wall are proposed which match neighbouring properties.
- 1.6 The proposal is not considered to have an adverse effect upon residential amenity of neighbouring properties. It is considered that the proposal enhances the character and appearance of the Conservation Area. The observations of the Conservation and Design Officer are appended.

2.0 Public Consultation

- 2.1 Eighty letters of notification were sent to properties in Lower Addison Gardens, Holland Road and Holland Villas Road.
- 2.2 To date, no letters have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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

Ac
Lewin
DPI-

To: Chief Administrative Officer (Planning) Date: 9 February 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02880 /CHSE

Applicant's Ref:

Application Date: 12/12/2000 Complete Date: 15/12/2000 Revised Date: 02/02/2001

Applicant: Cullum & Nightingale Architects, 61 Judd Street, London,
WC1H 9QT

Address: 23 Lower Addison Gardens, London, W14 8BG

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 (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 (iv) - amendments as required by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways Act 1980 |
| Class (v) - above classes after D.P. Committee agree | |

DELEGATED APPROVAL
09 FEB 2001

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Roof alterations to domestic maisonette including alterations to the rear elevation. *roof and*

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02880 Applicant's drawing(s) No. MB/1S01, S02, S03, S04, S05, 2004/P-01, P-02, P-03A, P-04, P-05, P-06 & P-07A

I hereby determine and grant/refuse this application (subject to ~~HBMC Direction/Historic Building~~ *(side plan)* and *and* 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

[Signature] *hans 8/2/01* *[Signature] 8/2/01*

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **Notwithstanding the water tank shown on the approved drawings this is not approved as part of this permission and the scheme shall not include any lift motor room, water tank or other roof structure, which rises above the level of the roof hereby approved. (C077)**
Reason - To safeguard the appearance of the building. (R077)
4. **The windows hereby approved shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
5. **The railings and balustrading hereby permitted shall be painted black, and so maintained. (C082)**
Reason - To safeguard the appearance of the building. (R082)

INFORMATIVES

1. I21
2. I09
3. 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, CD38, CD39, CD44, CD52 and CD53. (I51)

DELEGATED REPORT

Address 23 Lower Addison Gdns

Reference PP/00/2880

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 Attached

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

SP

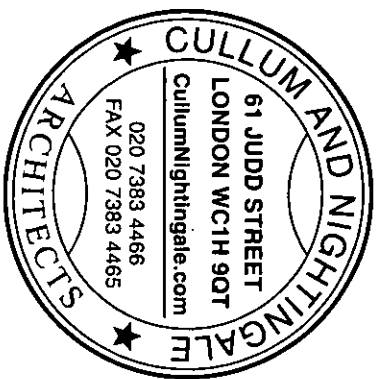
Date

Agreed

PC Henry
8/2/07

Not Schute city for one
Agreed to minor revision to
approved scheme - they will submit,
let me know when it gets to the
Case Office

Nals
Approved
27/7/07



with compliments



PK

I would welcome your advice please

[Signature]
6/8/01

Nicola - I've spoken this out to you P.

Simon Plowman
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
London W8 7NX

2 August, 2001

Your Ref: PP/00/02880

Dear Mr Plowman,

RE: 23 Lower Addison Gardens, London W14

Following last week's meeting between David Cooper on our behalf and Michael French we enclose the following drawings to illustrate what we understand might be acceptable:

- 2004 / SK42 Existing and Proposed Elevations to Garden
- 2004 / SK43 Proposed Second Floor Plan

We assume that this can be considered as a non-material amendment to your consent already granted. Please let us know if you require further information. We look forward to receiving your confirmation in writing.

Yours sincerely,

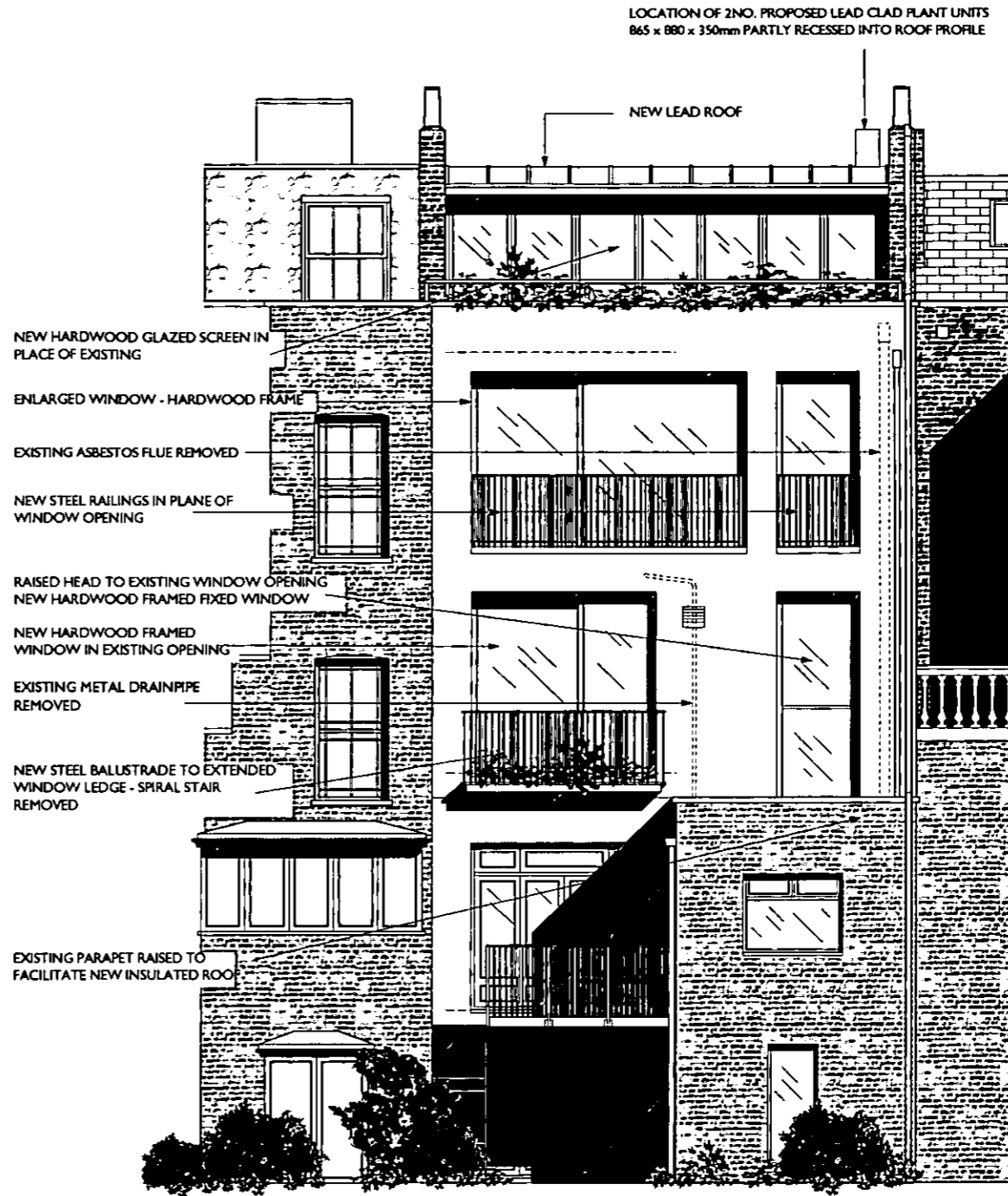
John Allsopp

- cc. M Beisly
- M French
- D Cooper

<i>Ex Dir</i>
Received - 6 AUG 2001 R.B.K&G
Planning: Allocation <u>39</u>



EXISTING ELEVATION TO GARDEN

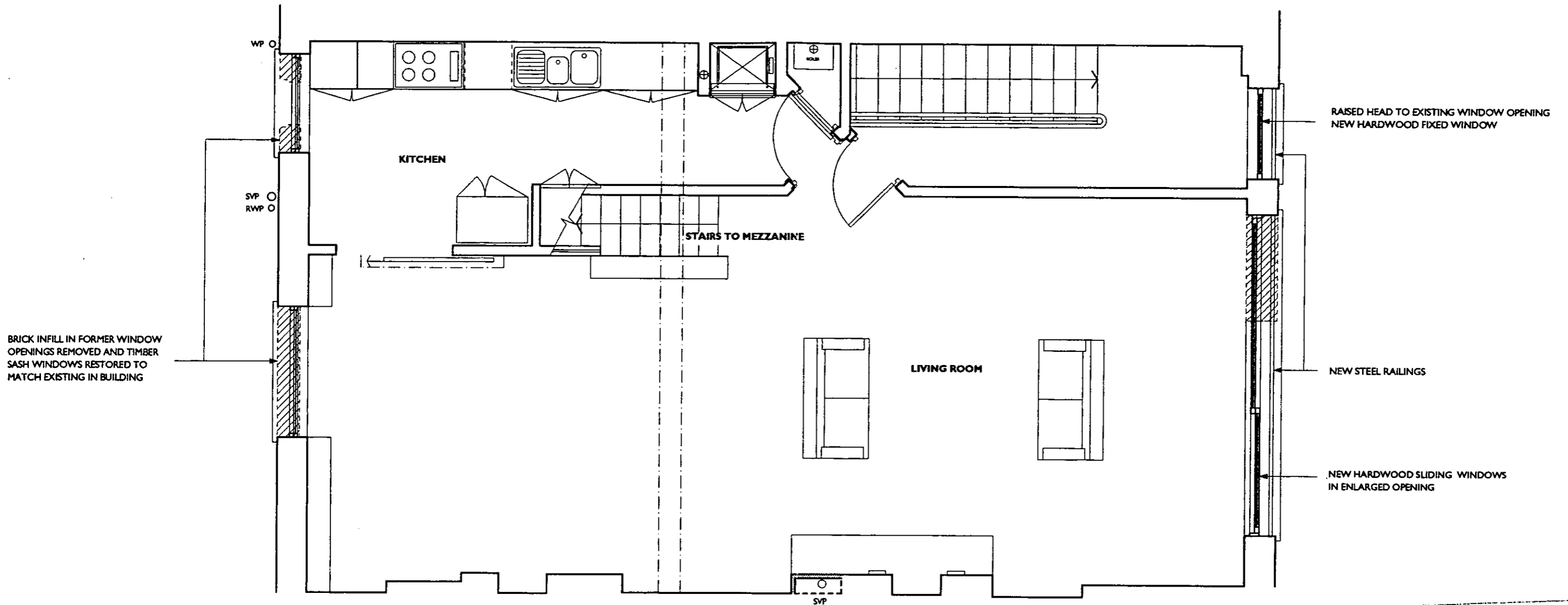


PROPOSED ELEVATION TO GARDEN

Received - 6 AUG 2001 R.B.K&C
 Planning:Allocation _____

REVISIONS				DRAWING TITLE		
				23 LOWER ADDISON GARDENS, W14		
				EXISTING AND PROPOSED ELEVATIONS TO GARDEN		
				Scale 1 : 100 @ A3	No. 2004 / SK 42	
No.	Description	By	Date	Drawn JA	Checked	Date Aug 01





Received - 6 AUG 2001 R.B.K&C
 Planning Allocation

REVISIONS				DRAWING TITLE		
				23 LOWER ADDISON GARDENS		
				PROPOSED SECOND FLOOR PLAN		
				Scale 1:50 @ A3	No. 2004 / SK 43	
No.	Description	By	Date	Drawn	Checked	Date Aug 01





Booked
Frank NC

✓ go / 8

Simon Plowman
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
London W8 7NX

2 August, 2001

PK
COPY OF PLANS
TO IN...
OFFICE PLEASE

Your Ref: PP/00/02880

Dear Mr Plowman,

RE: 23 Lower Addison Gardens, London W14

Following last week's meeting between David Cooper on our behalf and Michael French we enclose the following drawings to illustrate what we understand might be acceptable:

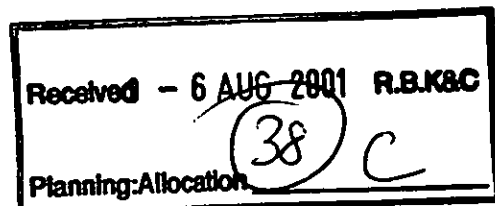
2004 / SK42 Existing and Proposed Elevations to Garden
2004 / SK43 Proposed Second Floor Plan

We assume that this can be considered as a non-material amendment to your consent already granted. Please let us know if you require further information. We look forward to receiving your confirmation in writing.

Yours sincerely,

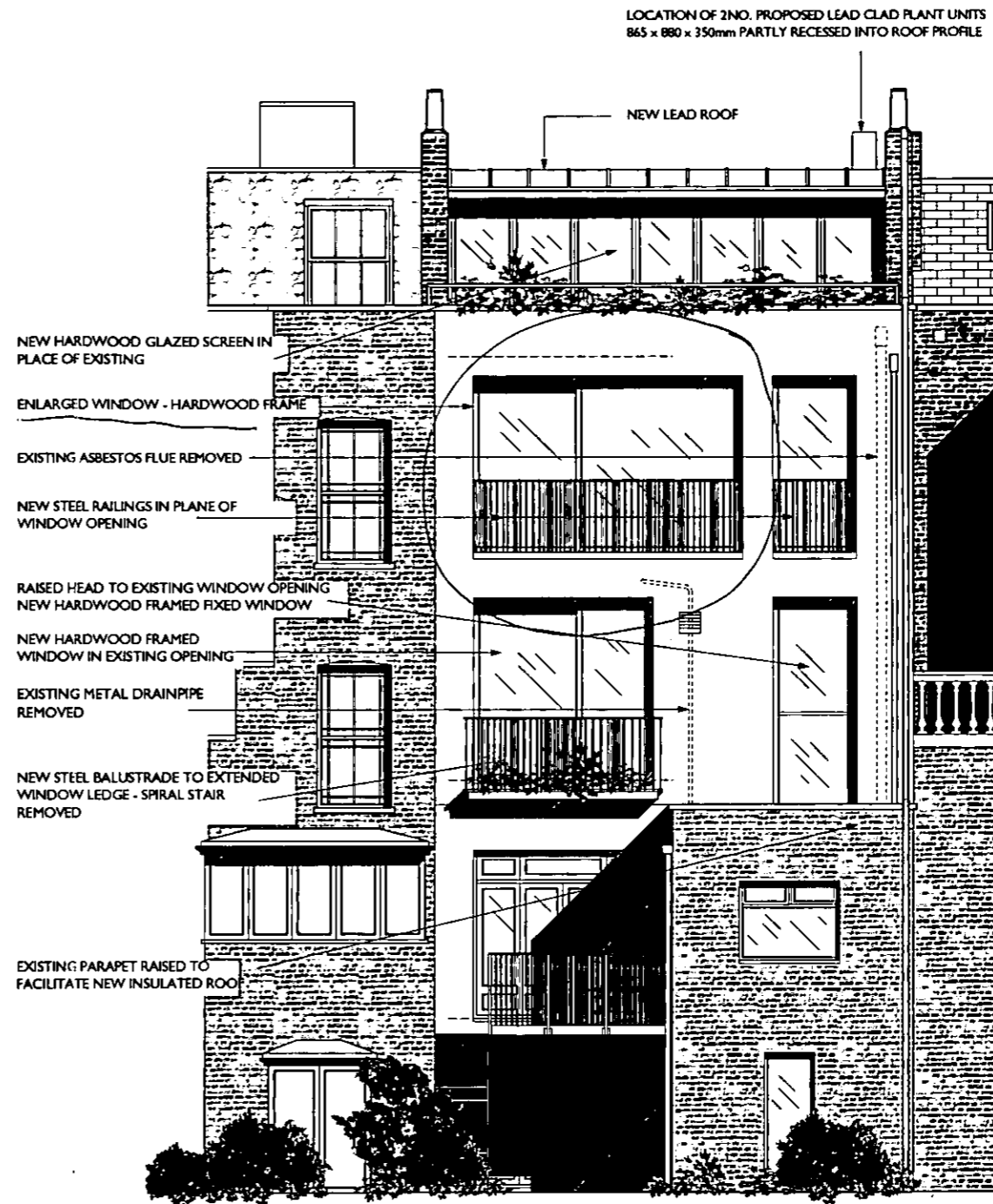
John Allsopp

cc. M Beisly
M French
D Cooper





EXISTING ELEVATION TO GARDEN



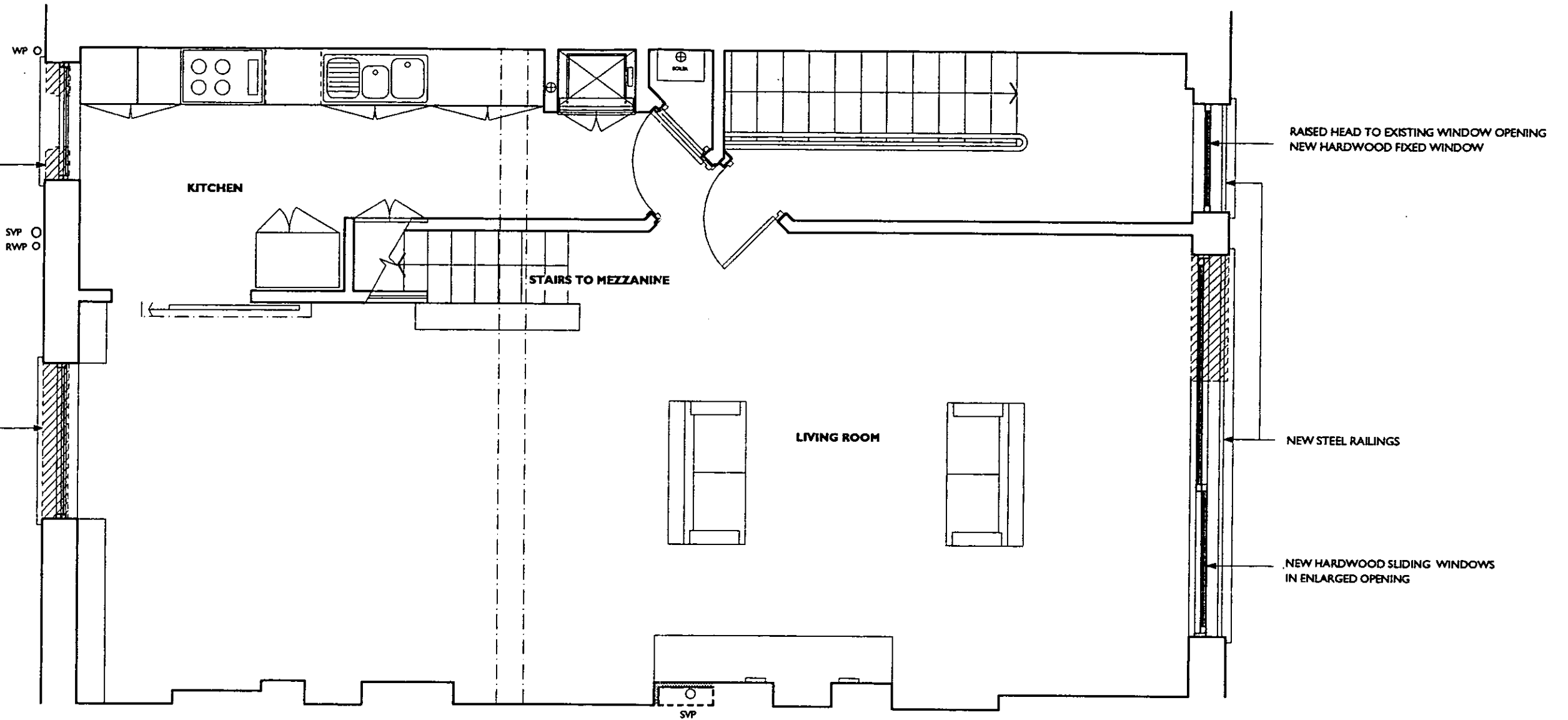
PROPOSED ELEVATION TO GARDEN

Received - 6 AUG 2001 R.B.K&C
 Planning: Allocation _____

REVISIONS				DRAWING TITLE		
				23 LOWER ADDISON GARDENS, W14		
				EXISTING AND PROPOSED ELEVATIONS TO GARDEN		
				Scale 1:100 @ A3	No. 2004 / SK 42	
No.	Description	By	Date	Drawn JA	Checked	Date Aug 01



BRICK INFILL IN FORMER WINDOW
OPENINGS REMOVED AND TIMBER
SASH WINDOWS RESTORED TO
MATCH EXISTING IN BUILDING



Received - 6 AUG 2001 R.B.K&C

Planning: Allocation _____



REVISIONS				DRAWING TITLE		
				23 LOWER ADDISON GARDENS		
				PROPOSED SECOND FLOOR PLAN		
				Scale 1 : 50 @ A3	No. 2004 / SK 43	
No.	Description	By	Date	Drawn	Checked	Date Aug 01



file Note

23 Lower Addison Gardens

Discussed the proposed amendment with Mike French. He explained that he met with the applicants recently, and noted that the plans had been altered prior to approval to reduce the size of the window, at the Council's request. However still considered the widening of the 2nd floor window to be a minor amendment.

NC
7/9/01

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Cullum & Nightingale Architects
61 Judd Street
London
WC1H 9QT
FAO : John AllsoppSwitchboard: 020 7937 5464
Extension: 3190
Direct Line: 020 7361-3190
Facsimile: 020 7361-3463
Web: www.rbkc.gov.uk

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

11 September 2001

My reference: DPS/DCC/PP/00/ Your reference:
2880/NC

Please ask for: Nicola Cowley

Dear Sir

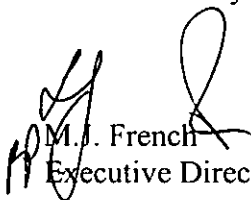
**Town and Country Planning Act, 1990
23 Lower Addison Gardens
PP/00/2880**

I refer to your letter received on 6th August 2001 in relation to the property at the above address. Planning Permission was conditionally granted in 2001 for roof and rear elevation alterations to the domestic maisonette (PP/00/2880).

Your letter states that you wish to alter these approved drawings. It appears that the alterations proposed are the increase in the size of the window to the rear of the property at the second floor level. On this basis, I am of the opinion that this can be treated as a non material alteration to the previously approved scheme.

If you wish to discuss this matter further please contact my assistant, Nicola Cowley, on the above telephone number.

Yours sincerely


M.J. French
Executive Director of Planning and Conservation



Frank
Bookin SP
Vglop

RECEIVED BY PLANNING SERVICE:

X	HDC	N	C	SW	SE	ENF	AO
JIR							ACK

16 FEB 2001

PEALS	IO	REC	ARB	FWD PLN	CON DES	PEES
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Simon Plowman
Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
London W8 7NX

15 February, 2001

Your Ref: PP/00/02880

Dear Mr Plowman,

**RE: 23 Lower Addison Gardens, London W14
Permission for Development (Conditional)**

We have received the information that you have sent and have noted the conditions. On the subject of Condition 4 that "The windows hereby approved shall be timber framed, double hung, sliding sashes ..." we assume that this refers to the north windows (to the street) and not those to the south. The south facing windows are as shown and annotated on the drawings and as previously discussed.

Yours sincerely,

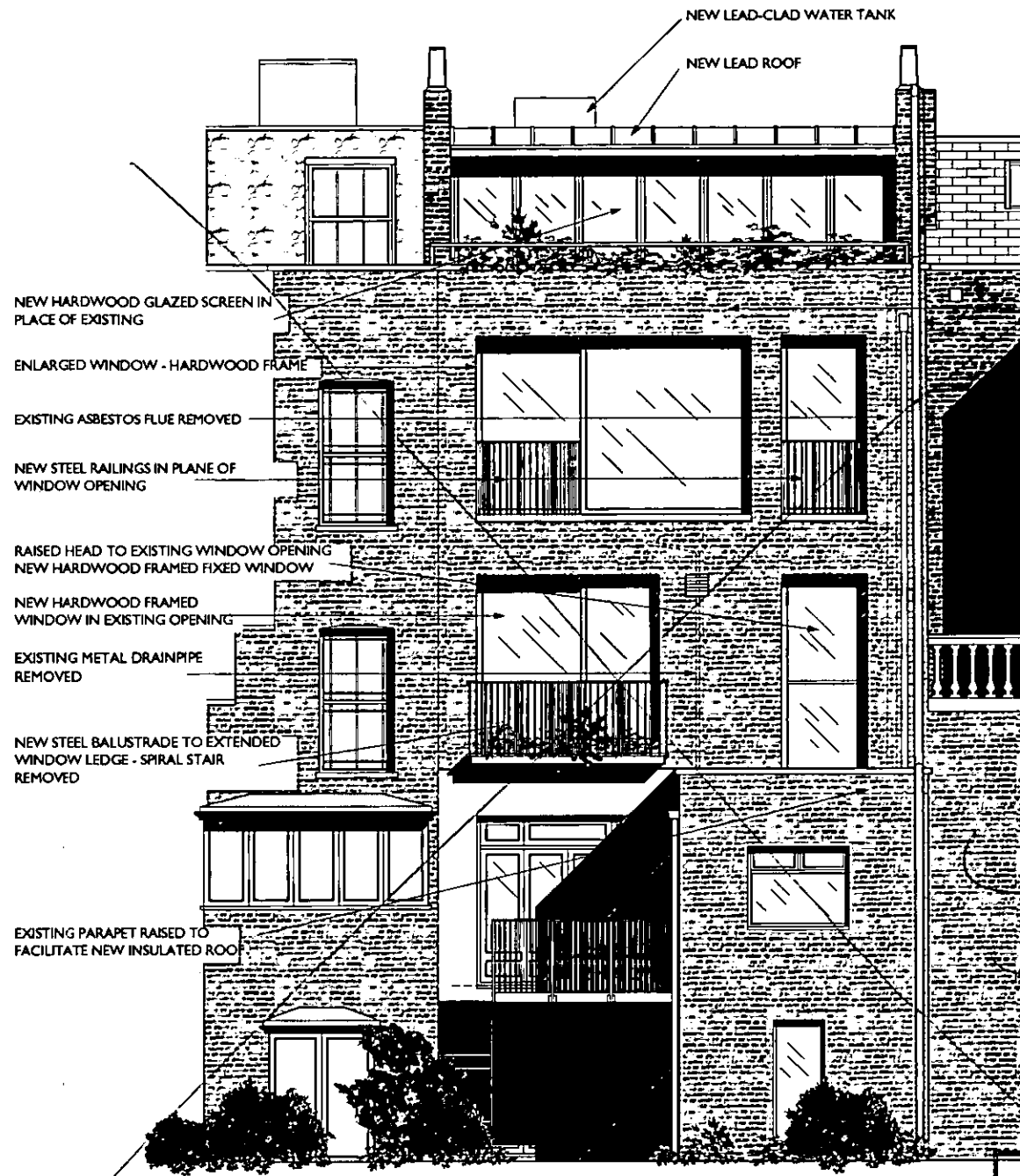
John Allsopp

cc. Mr M Beisly

Telephoned
Agreed.
SP.



EXISTING ELEVATION TO GARDEN



PROPOSED ELEVATION TO GARDEN

PAINTED RENDER REMOVED
BRICKWORK RESTORED

UPPER SECTOR

PP002880

R.B.K. & C.
TOWN PLANNING
15 DEC 2000
RECEIVED

REVISIONS				DRAWING TITLE		
No.	Description	By	Date	23 LOWER ADDISON GARDENS, W14		
NB	Formerly issued at preliminary stage as 2004/P-01			EXISTING AND PROPOSED ELEVATIONS TO GARDEN		
				Scale 1 : 100	No. 2004 / P-07	
				Drawn JA	Checked	Date Dec 00





VIEW OF REAR TERRACE



VIEW OF FRONT TERRACE

RECEIVED
 9 DEC 2000
 TOWN PLANNING
 R.B.K. & C.

PP 002880

DELEGATED
 APPROVAL
 09 FEB 2001
 REVISION

No.	Description	By	Date	Drawn	Checked	No.	Date
				JA		2004 / P-08	Dec 00

DRAWING TITLE

23 LOWER ADDISON GARDENS, W14

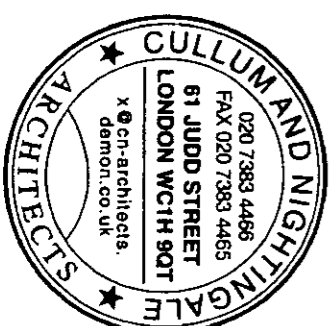
PANORAMIC VIEWS OF FRONT
& REAR TERRACES

Scale NA

Drawn JA

Checked

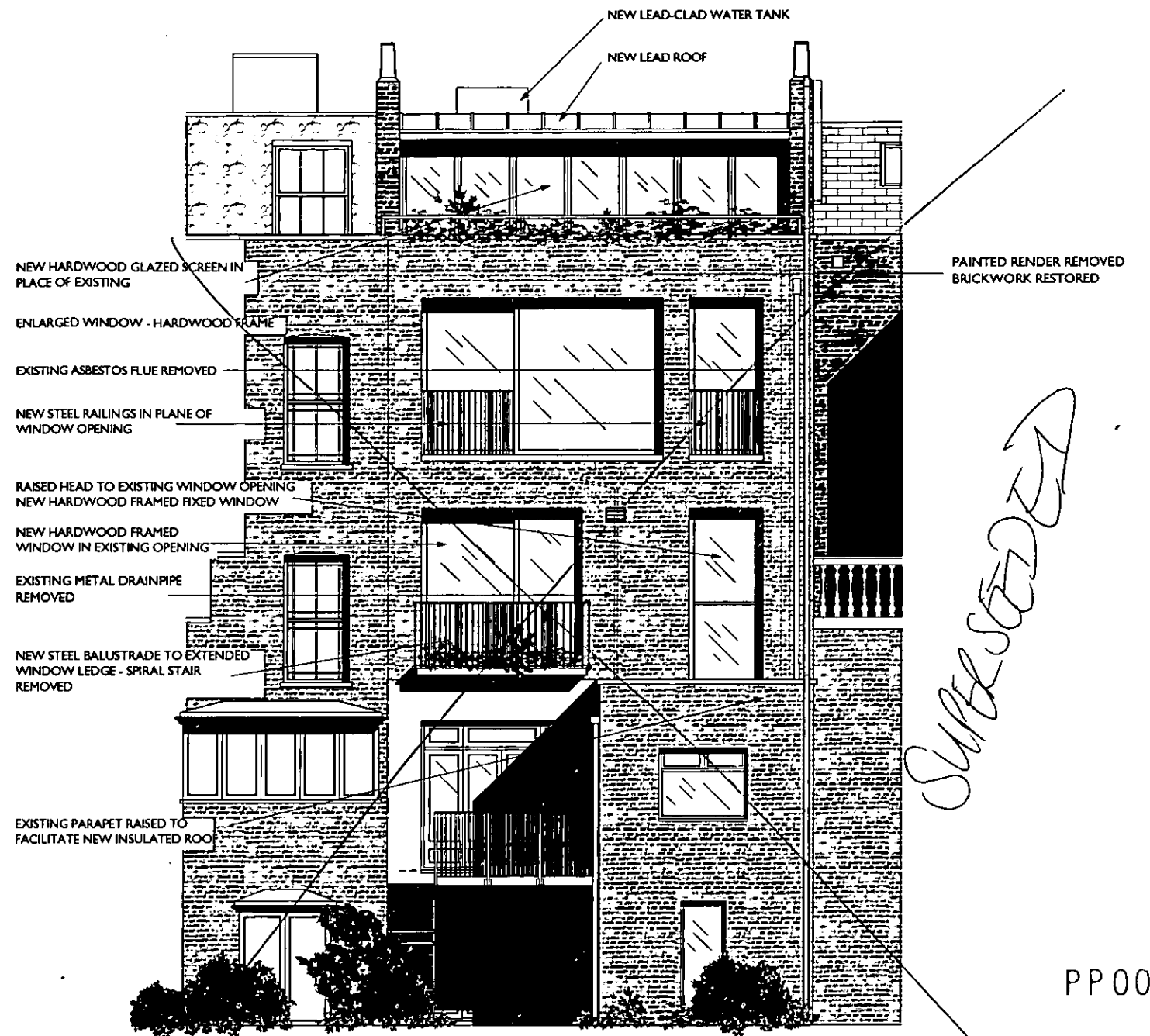
Date Dec 00







EXISTING ELEVATION TO GARDEN



PROPOSED ELEVATION TO GARDEN

SUBSTITUTED

PP002880

R.B.K. & C.
TOWN PLANNING
15 DEC 2000
RECEIVED

REVISIONS				DRAWING TITLE		
No.	Description	By	Date	23 LOWER ADDISON GARDENS, W14		
				EXISTING AND PROPOSED ELEVATIONS TO GARDEN		
				Scale 1 : 100	No. 2004 / P-07	
				Drawn JA	Checked	Date Dec 00

