

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

Paul Davis & Partners,  
178 Ebury Street,  
London,  
SW1W 8UP

APPLICATION NO: PP/00/02881

APPLICATION DATED: 12/12/2000

DATE ACKNOWLEDGED: 18 December 2000

APPLICATION COMPLETE: 15/12/2000

DATE TO BE DECIDED BY: 09/02/2001

SITE: 299 Fulham Road, London, SW109QH

PROPOSAL: New shopfront to Fulham Road. New shopfront with alterations to ground floor facade to Beaufort Street which includes cleaning and relocation of existing residential entrance feature forming new entrance, new dedicated fire escape from basement and door. Internal alterations to ground, basement and first floor. Addition of 2 No. rooflights to residential access.

### ADDRESSES TO BE CONSULTED

- 1.
2. 289 - 303 (odd) Fulham Road
3. <sup>The Cinema</sup>
4. ~~142~~ 142/150 (evens) " "
- 5.
6. 99 Drayton Gardens
- 7.
8. 122 + 147 } Beaufort Street
9. 145 }
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

25

### 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

DM  
19/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION



ADDRESS 299 FULHAM ROAD

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299 FULHAM ROAD

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SW10

POLLING DISTRICT P

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PP002881

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

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	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

1st Floor Flat ✓		<del>122 Beaufort Street</del>	<del>SW3 6BU</del>
2nd Floor Flat ✓		122 Beaufort Street	SW3 6BU
Basement Flat ✓		122 Beaufort Street	SW3 6BU
Ground Floor Flat ✓		122 Beaufort Street	SW3 6BU
		145 Beaufort Street ✓	SW3 6BS
		<del>147 Beaufort Street</del>	<del>SW3 6BS</del>
Flat 1: Basement ✓		147 Beaufort Street	SW3 6BS
Flat 2: Ground Floor ✓		147 Beaufort Street	SW3 6BS
Flat 3: 1st Floor ✓		147 Beaufort Street	SW3 6BS
Flat 4: 2nd/3rd ✓		147 Beaufort Street	SW3 6BS
Flat 1 ✓	140a	Fulham Road	SW109PY
Flat 2 ✓	140a	Fulham Road	SW109PY
Flat 3 ✓	140a	Fulham Road	SW109PY
Flat 4 ✓	140a	Fulham Road	SW109PY
Flat 5 ✓	140a	Fulham Road	SW109PY
Flat 6 ✓	140a	Fulham Road	SW109PY
	142/150	THE CINEMA ✓	Fulham Road SW109QR
	289/297	VACANT	<del>Fulham Road SW109PZ</del>
		THE RESTAURANT	140 Fulham Road ✓ SW109PY
		<del>297 Fulham Road</del>	<del>SW109EW</del>
		<del>299 Fulham Road</del>	<del>SW109QH</del>
1st Floor Flat ✓		299 Fulham Road	SW109QH
2nd/4th Floor Flat ✓		299 Fulham Road	SW109QH
		SHOP ✓	301 Fulham Road SW109QH
Flat A: 1st/2nd Floor ✓		301 Fulham Road	SW109QH
Flat B: 3rd/4th Floor ✓		301 Fulham Road	SW109QH
		SHOP ✓	303 Fulham Road SW109QH
Flat 1: 1st/4th Floor		303 Fulham Road	SW109QH
Flat 2: 3rd/4th Floor ✓		303 Fulham Road	SW109QH

Total Number of Buildings and Flats Found ~~30~~ 25

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02881/MK**

**CODE A1**

**Room No:**

**Date: 19 December 2000**

**DEVELOPMENT AT:**

**299 Fulham Road, London, SW109QH**

**DEVELOPMENT:**

**New shopfront to Fulham Road. New shopfront with alterations to ground floor facade to Beaufort Street which includes cleaning and relocation of existing residential entrance feature forming new entrance, new dedicated fire escape from basement and door. Internal alterations to ground, basement and first floor. Addition of 2 No. rooflights to residential access.**

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

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## FILE COPY

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 19 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02881/MK

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 299 Fulham Road, London, SW109QH**

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**

**New shopfront to Fulham Road. New shopfront with alterations to ground floor facade to Beaufort Street which includes cleaning and relocation of existing residential entrance feature forming new entrance, new dedicated fire escape from basement and door. Internal alterations to ground, basement and first floor. Addition of 2 No. rooflights to residential access.**

**Applicant** The Sloane Stanley Estate, C/o Pemberton Greenish, 45 Pont Street, London, SW1X 0BX

### **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

### 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***

# 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.....

..... (Case Officer)



# RBKC

## District Plan Observations CONSERVATION AND DESIGN

Address 299 Fulham Road SW10	Appl. No. 00/2881	L.B. —	C.A. —	N C S ✓
Description New Shopfront & rear skylights	Code S			

This proposal rationalises the Beaufort Street, ground floor elevation by extending the existing shop surround design further south along this elevation. The existing pattern of robust pilasters and heavy cornice is extended by 2 bays and is complimentary therefore, in detail to the surrounding architecture of this building.

Pleased to see that the attractive red brick door surround (residential door) will be retained and restored & moved to a new position.

The ground floor facade is well balanced & provides strong visual support for the building above.

The existing shopfront has an over deep fascia & the opportunity has been taken here to reduce the depth and improve the vertical proportions of the shopfront. A sufficiently deep stall-riser is maintained.

The demolition of the small first floor rear extension & its replacement with a skylight is ~~also~~ a welcome visual improvement.

Approve SD 28/12/00



# 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 A PLANNING APPLICATION SCHEDULE

Reference: PP/00/02881/MK

Date: ~~29/12/2000~~ 03/01/01

299 Fulham Road, London, SW109QH

Laupost

New shopfront to Fulham Road. New shopfront with alterations to ground floor facade to Beaufort Street which includes cleaning and relocation of existing residential entrance feature forming new entrance, new dedicated fire escape from basement and door. Internal alterations to ground, basement and first floor. Addition of 2 No. rooflights to residential access.

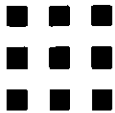
**APPLICANT** The Sloane Stanley Estate,

Save 12/1

Further revisions

for this one

Masses



**PAUL DAVIS & PARTNERS**

ARCHITECTS

THE OLD SCHOOL HOUSE  
178 EBURY STREET LONDON SW1W 8UP  
TEL: 020 7730 1178 FAX: 020 7730 2644  
EMAIL: pdp@pdp-arch.co.uk

*MK*  
*✓*  
*am*  
*12/1*

Your Ref: DPS/DCSW/PP/00/02881  
Our Ref: 1162/E.01/k

11<sup>th</sup> January 2001

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

*MK*  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

**For the attention of : Ms Kingston**

RECEIVED BY PLANNING SERVICES									
EX DIF		N	C	SW	SE	ENF	AO ACK		
<i>120</i>		12 JAN 2001							
				FWD PLN	CON DES	FEES			

Dear Ms Kingston

**RE: 299 FULHAM ROAD, LONDON, SW10**

Following your discussion with Andrew Davidson on Monday please find enclosed 6 no. copies of our amended proposal drawings that we wish to substitute for those previously submitted.

As indicated in the covering letter to the application, our client wishes to use the proposed improvements to the shopfronts of 299 Fulham Road as a benchmark for future improvement to the remaining parade. To reinforce that wish and further guide the design of the remaining shopfronts the most major amendment to the previous drawings is the addition of the glazed shopfronts to our proposals. The new shopfronts are intended to continue sensitive period detailing into the windows frames, cills, stall risers and shop entrance door:

We have also made several minor improvements to the internal proposals for both the residential and retail layouts to enhance their separate functions.

The retail unit now has a provision for air conditioning which we propose to house within an acoustic enclosure, painted grey and faced with a timber trellis. We are proposing that this enclosure will adopt the position of the existing out-crop extension located to the rear of the lean-to structure on the rear elevation and is to be no greater in size.

Continued ...



✓/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 299 Fulham Road SW10	Appl. No. 00/2881	L.B. —	C.A. —	N C S ✓
Description New shopfronts	Code S			

Window frames, cills & doors appear to be well detailed in this proposal. The stallriser has shrunk in height since the previous proposal down to 240mm at its lowest. I would prefer to see the proportions shown in the previous proposal where the lowest point of the stallriser was 300mm. This will provide more visual support for the buildings above. At 240mm it begins to look like a window cill rather than a stallriser.

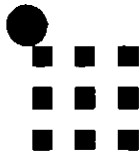
Acoustic housing proposal fine.

Seek above revision SD 15/1/01

Revision B

acceptable

SD 26/2/01



Your Ref: DPS/DCSW/PP/00/02881  
 Our Ref: 1162/E.01/k

**PAUL DAVIS & PARTNERS**  
 ARCHITECTS

THE OLD SCHOOL HOUSE  
 178 EBURY STREET LONDON SW1W 8UP  
 TEL: 020 7730 1178 FAX: 020 7730 2644  
 EMAIL: pdp@pdp-arch.co.uk

*(Handwritten initials in a circle)*  
*Bobie*  
*H-ack*

8<sup>th</sup> February 2001

Department of Planning and Conservation  
 The Royal Borough of Kensington & Chelsea  
 The Town Hall  
 Hornton Street W8 7NX

For the attention of: Ms Kingston

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
✓	AM						(97)
	9/2						
	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Ms Kingston

RE: 299 FULHAM ROAD, LONDON, SW10

Thank you very much for your recent telephone call regarding the planning application for the above project.

We are very pleased to hear that you are generally supportive of our proposals. We are however concerned regarding your request that a stallriser be introduced to a level of 300mm above the pavement.

As intimated in our earlier correspondence the freehold owners of the whole parade, The Sloane Stanley Estate, have intentions to refurbish and restore all of the retail units as and when current leases permit. The main aim of this is to re-establish a strong and unified base to the parade whilst providing smart and regular frameworks in which retail tenants may install shop fronts that are particular to their individual needs and character.

The original retail frontages of Fulham Road, in particular, the neighbouring parade of Tulleys, nos. 289-297, gave good examples of the design and quality of detail the Estate wish to re-establish. To illustrate this we have enclosed photographs of the original Tulleys shop front for your reference. These precedents show stallrisers of nominal height; timber cills and slender mullions achieving the largest possible full height glazed openings.

Recently planning permission was granted for proposals at 273 and 305 Fulham Road on the 15<sup>th</sup> December 1999 and the 4<sup>th</sup> August 2000 respectively where the new shopfronts incorporate nominal stallrisers.

Continued ....

**PARTNERS:** C PAUL DAVIS BA(HONS) DARCH RIBA ACARCH, SUE JOHNSON BA(HONS) DIPARCH MSc (Proj Man), PENNY FREEMAN, SIMON WATKINS BSc BARCH (HONS) RIBA, ANDREW DAVIDSON BSc BARCH (HONS) RIBA, PHILIP VERNON BA DIPARCH RIBA, PDPC LTD

**ASSOCIATES:** ANDY FECULAK BA(HONS) DIPARCH, ANDY HANSON, CLIVE SMALL BA(HONS) DIPARCH, JEZ GILBERT BA(HONS) DIPARCH RIBA  
 VAT No. 645 2734 33

We propose that the shopfronts to 299 should provide an elegant unified appearance reflecting the original designs and details specifically those of the original Tulleys façade. In order to emphasise this we have re-addressed the proportions of the glazed openings. The mullions now aim to reflect the rhythms of the first floor window openings which in turn creates a more interesting composition of glazed lights. The low stallriser and timber cill is required not only to maximise the glazed area but also create the opportunity of a consistent base treatment to the parade. These sit upon a lowered ground floor slab that achieves a level threshold into the retail unit. We have enclosed photographs of good quality modern shopfronts to demonstrate what can be achieved by lowering the stallriser and adopting these principles.

We hope that the revised drawings and precedent images clearly illustrate the reasonable nature of our proposals and overall enhancement that the scheme will provide.

We trust that you will be able to support our proposals in their revised form. I would be grateful if you could contact me should you wish to suggest any further modifications.

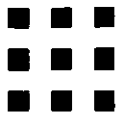
Yours sincerely



Geoff Goodman  
for Paul Davis & Partners

Enc.

cc. & enc.	Richard Everett	The Sloane Stanley Estate
	Damian Greenish	Pemberton Greenish
	Giles Clark	Cluttons
	Hugh Bullock	Gerald Eve
	Mike Hales	Cameron Taylor Bedford
	Graham Shaw	The Trevor Patrick Partnership



Your Ref: DPS/DCSW/PP/00/02881  
Our Ref: 1162/E.01/m

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

**PAUL DAVIS & PARTNERS**  
ARCHITECTS  
THE OLD SCHOOL HOUSE  
178 EBURY STREET LONDON SW1W 8UP  
TEL: 020 7730 1178 FAX: 020 7730 2644  
EMAIL: pdp@pdp-arch.co.uk

TD  
Bodi.  
Vom  
213

1 March 2001

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street W8 7NX

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

**For the attention of: Mr. Roy Thompson**

Dear Mr Thompson

**RE: 299 FULHAM ROAD, LONDON, SW10**

With reference to our recent telephone conversation, we are writing to you to request that the provision for air conditioning and associated acoustic housing is not considered as part of our recent application referenced DPS/DCSW/PP/00/02881.

We have enclosed 4 no. copies of the amended drawings 1162/L/PL/02, 04 and 05 which have an amendment to the note covering the rear enclosure.

We trust that this revision will enable you to support the proposals and we look forward to hearing from you in the near future.

Yours sincerely

Geoff Goodman  
for Paul Davis & Partners

Enc.

cc. & enc.	Richard Everett	The Sloane Stanley Estate
	Damian Greenish	Pemberton Greenish
	Giles Clark	Cluttons
	Hugh Bullock	Gerald Eve
	Mike Hales	Cameron Taylor Bedford
	Graham Shaw	The Trevor Patrick Partnership



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

ae  
DPI

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02881 / MINK.

Date: ~~2 March 2001~~ 6/3/01

Applicant's Ref:  
Application Date: 12/12/2000 Complete Date: 15/12/2000 ~~Revised Date:~~  
Applicant: Paul Davis & Partners, 178 Ebury Street, London,  
SW1W 8UP  
Address: 299 Fulham Road, London, SW109QH

1st set 12/1/01,  
~~and~~ 9/2/01.  
and  
21/3/01.

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  |  |

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Installation of new shopfront to Fulham Road with alterations to ground floor facade to Beaufort Street including relocation of existing residential entrance and new dedicated fire escape from basement and door, together with internal alterations to ground floor level, and elevational alterations including a roof light and glazed stair enclosure at first floor level.

**RECOMMENDED DECISION** Grant planning permission

RBK&C drawing(s) No. PP/00/02881 Applicant's drawing(s) No: L/PL/00, S(00)/01B, S(00)/02B, S(00)/03B, S(00)/04A, S(00)/05B, S(00)/06, L/PL/01B, L/PL/02C, L/PL/04C, L/PL/05C, L/PL/06A.

PP/00/2881A and PP/00/2881/B and PP/00/2881  
L/PL/00, S(00)/01B, S(00)/02B, S(00)/03B, S(00)/04A, S(00)/05B, S(00)/06, L/PL/01B, L/PL/02C, L/PL/04C, L/PL/05C, L/PL/06A.  
12B?

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

W 3-3-01  
Area Planning Officer

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
4. **The rooflight hereby permitted above the refurbished bathroom at first floor level shall be of a traditional conservation type and so maintained. (C083)**  
*Reason - To safeguard the appearance of the building/street. (R083)*

INFORMATIVE(S)

1. I05
2. I09
3. I10
4. I21
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, CD44, CD44a, ~~CD44b~~, CD62, CD63, CD66, and CD67 (I51)

# DELEGATED REPORT

Address

299 Fulham Road,  
SW6

Reference

PP/00/2881

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 Attached*

**Standards**

satisfactory

Light	<input type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>

**HBMC** Direction/Obs.

Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*RJ*

Date

Agreed

*WAW*  
*5/31/01*

## Delegated report

The application property is a four storey plus basement and roofspace building situated on the south western corner of Fulham Road and Beaufort Street. At ground floor level the premises is currently occupied by Sketchley's (A1 - retail), with ancillary storage at basement level. The three upper floors and attic space is occupied as two self contained flats. The site is not within a conservation area, and nor is it listed. However it does form part of the Fulham Road West Principal Shopping Centre.

The proposal seeks permission for a number of elements:

- new shopfronts to both Fulham Road and Beaufort Street;
- new pavement lights;
- alterations to part of the ground floor to create a revised residential access to upper floors, fire escape access and stairs for the basement, and reconfigured shop area;
- a glazed stair enclosure at flank first floor level above the repositioned stairs to the upper residential parts, and associated fenestration alteration;
- a rooflight at first floor level above a refurbished bathroom.

The relevant policies contained within the Unitary development are considered to be CD25 (High Standard of Design), CD44 (Other Alterations), CD44a (Cumulative Effect of Unsympathetic Small Scale Developments), CD62 & CD63 (Shopfronts), CD66 (Separate Residential Access), and CD67 (Accessibility).

The proposal rationalises the Beaufort Street ground floor elevation by extending the existing shop surround design further south along this elevation. The existing pattern of robust pilasters and heavy cornice is extended by two bays, which compliments the prevailing architectural style. The overall shopfront proposal is considered to be well balanced and provides strong visual support for the building above. The existing shopfront is of little merit, and the proposal enhances the building. The stallrisers have been the subject of some concern to the Conservation and Design Officer, but this matter has been satisfactorily resolved. This part of the proposal is therefore considered to comply with policies CD62 and CD63.

A separate residential access is retained albeit in a relocated position, and the standard of the residential access is improved, in accordance with policy CD66. Level access is achieved for people with special mobility needs, which accords with policy CD67.

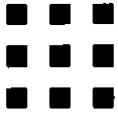
There is no loss of retail floorspace, only a redistribution of the constituent parts at ground level.

The other extensions and alterations are all of a non contentious nature. The proposed pavement lights reintroduce a traditional feature into this part of Fulham Road, and are considered to be acceptable. The rooflight above the refurbished bathroom will not be visible from the public domain and will be largely hidden from other vantage points. The glazed stair enclosure and associated fenestration alteration is discretely located and would replace an unwelcome first floor rear extension. The Conservation and Design Officer considers this to be a visual improvement. These elements are therefore considered to comply with policies CD44 and CD44a.

Public Consultation

Twenty five letters were sent to properties in Fulham Road, Beaufort Street, and Drayton Gardens. No representations have been received.

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**



**PAUL DAVIS & PARTNERS**

ARCHITECTS

THE OLD SCHOOL HOUSE  
178 EBURY STREET LONDON SW1W 8UP  
TEL: 020 7730 1178 FAX: 020 7730 2644  
EMAIL: pdp@pdp-arch.co.uk

Your Ref: PP/00/02881

Our Ref: 1162/E.01/ja

3<sup>rd</sup> May 2001

*PC AEC  
→ RT*

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>JOM</i> <i>8/5</i> - 8 MAY 2001 <i>74</i>							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

**For the attention of: Mr Roy Thompson**

Dear Mr Thompson

**RE: 299 FULHAM ROAD, LONDON, SW10**

With regard to the above application, we would like to take this opportunity to present our client's proposal for the replacement pavement lights in order that you might offer any comments or recommendations you may have.

The Estate would like to form the pavement lights in a traditional manner, achieving standard compositions with the lenses and proprietary brass plates and edging strips. However, they wish to alter the finished colour of the insitu concrete to attain a uniform Prussian Blue (see colour swatch attached). It is intended that this detail is adopted all along the parade as future improvements progress with time.

We understand that this is not a planning issue, however, if you wish to discuss this matter further we would appreciate your response within the next ten days, whereby on expiry we will assume that the proposal is satisfactory.

Yours sincerely

Geoff Goodman  
for Paul Davis & Partners

Enc.

cc.	Richard Everett	The Sloane Stanley Estate
	Giles Clark	Cluttons

**PARTNERS:** C PAUL DAVIS BA(HONS) DARCH RIBA ACARCH, SUE JOHNSON BA(HONS) DIPARCH MSc (Proj Man), PENNY FREEMAN, SIMON WATKINS BSc BARCH (HONS) RIBA, ANDREW DAVIDSON BSc BARCH (HONS) RIBA, PHILIP VERNON BA DIPARCH RIBA, PDPC LTD

**ASSOCIATES:** ANDY FECULAK BA(HONS) DIPARCH, ANDY HANSON, CLIVE SMALL BA(HONS) DIPARCH, JEZ GILBERT BA(HONS) DIPARCH RIBA

VAT No. 645 2734 33



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**PLANNING AND CONSERVATION**THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Paul Davis & Partners  
The Old School House  
178 Ebury Street  
London  
SW1W 8UPSwitchboard: 020 7937 5464  
Extension: 2275  
Direct Line: 020 7361 2275Facsimile: 020 7361 3463  
e-mail: roy.thompson@rbkc.gov.uk

9 May 2001

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

---

My reference: DPS/DCSW/RT/ Your reference: 1162/E.01/ja  
00/2881

Please ask for: Roy Thompson

Dear Mr Goodman,

**Town and Country Planning Act 1990  
299 Fulham Road, SW10 – pavement lights**

Thank you for your letter dated 3<sup>rd</sup> May and accompanying swatch, concerning the insertion of pavement lights at the above address.

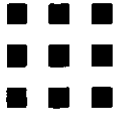
I would confirm agreement to the use of Prussian Blue pavement lights.

I assume that they will be installed in the locations as shown on the ground floor plan (drawing no. L/PL/01B) approved as part of planning application PP/00/2881, granted permission on 7<sup>th</sup> March 2001.

Yours sincerely,

M.J. French  
Executive Director, Planning and Conservation.

Mktlet



*PC-ACK*  
*Book in - Kylie*  
**PAUL DAVIS & PARTNERS**  
ARCHITECTS

THE OLD SCHOOL HOUSE  
178 EBURY STREET LONDON SW1W 8UP  
TEL: 020 7730 1178 FAX: 020 7730 2644  
EMAIL: pdp@pdp-arch.co.uk

Your Ref: PP/00/02881  
Our Ref: 1162/E.01/ja

31<sup>st</sup> January 2002

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street W8 7NX

For the attention of: **Kylie Lucas**

Dear Ms. Lucas

**RE: 299 FULHAM ROAD, LONDON, SW10.**  
**APPLICATION NO. PP/00/02881**

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		- 1 FEB 2002			PLANNING 143	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

*AM*  
*2/2*

Further to our telephone conversation this afternoon, please find enclosed the letter and attachments we previously sent for Mr Thompson's attention on 4<sup>th</sup> October 2001. *→ I can find no record of it in the letters book.*

The project has now progressed four months through its construction phase since the attached letter was first issued and is due to be complete at the end of March. As we never received a reply from Mr Thompson, we did not make any amendments to the proposals detailed in the attached drawings and they are currently progressing as shown.

We hope you appreciate the urgency of this matter and request that you respond within the next ten days with any comments you may have, whereby on expiry we will assume that the proposals are satisfactory.

Yours sincerely

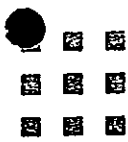
Geoff Goodman  
for Paul Davis & Partners

Enc

**PARTNERS:** C PAUL DAVIS BA(HONS) DARCH RIBA ACARCH, SUE JOHNSON BA(HONS) DIPARCH MSc (Proj Man), PENNY FREEMAN, SIMON WATKINS BSc BARCH (HONS) RIBA, ANDREW DAVIDSON BSc BARCH (HONS) RIBA, PHILIP VERNON BA DIPARCH RIBA, PDCP LTD

**ASSOCIATES:** ANDY FECULAK BA(HONS) DIPARCH, ANDY HANSON, CLIVE SMALL BA(HONS) DIPARCH, JEZ GILBERT BA(HONS) DIPARCH RIBA, IAN LAW BA(HONS) DIPARCH RIBA

VAT No. 645 2734 33



Your Ref: PP/00/02881  
Our Ref: 1162/E.01/ja

FILE COPY

PAUL DAVIS & PARTNERS  
ARCHITECTS

THE OLD LODGE HOUSE  
74-75 BAKER STREET, LONDON, W.1  
TEL: 020 7734 1234 FAX: 020 7734 1234  
E-MAIL: paul.davis@paul-davis.com

4<sup>th</sup> October 2001

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street W8 7NX

**For the attention of: Mr Roy Thompson**

Dear Mr Thompson

**RE: 299 FULHAM ROAD, LONDON, SW10.**  
**APPLICATION NO. PP/00/02881**

With reference to the above application please find enclosed 1 No. copy of our construction issue drawings for the shopfront package.

The purpose of this approach is mainly to update you of the small alterations that have been made to the shopfronts since the beginning of the construction phase and to also give you the opportunity to make comments, should you have any:

- The shopfronts now more accurately reflect the desired final appearance as site dimensions have now established accurate opening sizes therefore the glazed openings are correctly positioned and proportioned.
- The shop entrance door is now glass instead of the proposed panel door with glazed light. The door's ironmongery will be supplied by Dorma with a brushed aluminium finish and is designed to be as unobtrusive as possible.
- The fire escape door serving the basement now has a timber louvred panel to its head, which will provide ventilation to the ancillary spaces behind.

We are confident that these developments are not too far removed from the approved proposals and hope that you will be able to look upon them favourably and confirm approval as non-material alterations to the planning consent dated 7<sup>th</sup> March 2001.

Yours sincerely

Geoff Goodman  
for Paul Davis & Partners

Enc



**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 299 Fulham Rd.	App/No. <del>PP/00/2581</del> ✓	L.B. —	C.A. —	N C SUA
Description Attractions to shopfront.	PP/00/2581 Code		S	

Prop amendments -

Attractions to doors, umbrellas, would undermine quality & uniformity of previously app. design, & would render scheme "bitty"; prob. would have made it unacceptable.

Resist -

8-II-01.

---

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Mr Geoff Goodman  
Paul Davis and Partners  
The Old School House  
178 Ebury Street  
London  
SW1W 8UP

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Facsimile: 020 7361 3463  
Email: plnrst@RBKC.GOV.UK  
Web: www.rbkc.gov.uk

12 February 2002

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCSW/PP/00/02881/KL Your reference: 1162/E.01/ja Please ask for: Kylie Lucas

Dear Mr Goodman,

**Town and Country Planning Act 1990  
299 Fulham Road – PP/00/02881**

I refer to your letter to the Council dated 31<sup>st</sup> January 2002 in relation to proposed alterations to the above planning permission.

It is my opinion that the proposed alterations as shown in the submitted drawings nos. L(F10)01 Rev. C2, L(L10)01 – 03 Rev. C2, L10/04 – 07 Rev. C1 are not minor amendments to the planning approval and as such require planning permission.

The exception is the proposed alterations to the position and proportions of the glazing in the shopfront elevations, as outlined in submitted plans L(L10)01 and L10/04 which are considered minor amendments to the approved plans.

However, the alteration to the front entrance door on the Fulham Road elevation and the basement door on the Beaufort Street elevation are unwelcome. The approved doors were in keeping with the shopfront in terms of design and detailing and the proposed doors would undermine the quality and uniformity of the previously approved design.

I trust this information is of assistance, and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee. For further information please contact Kylie Lucas (details above).

Yours faithfully

M.J. French  
Executive Director of Planning and Conservation



R

- 3 With reference to the basement entrance door in Beaufort Street, we note that the door shown in 1162/L10/07-rev C1 is exactly the same as the one in the approved drawing 1162/PL/05-rev C. The differences being the introduction of the fascia panel at high level, the louvered panel above the door and the rendered finish to the door surround. The fascia panel extends the continuity of the shop front in a traditional and uniform manner and indicates that the door is clearly part of the shop.

The louvered panel is necessary in order to provide fresh air ventilation to the shop. It is proposed that the louvers will be of traditional design and timber construction, as those recently approved on the building opposite.

We should be grateful if you could confirm whether the basement door surround changes shown in 1162/L10/07-rev C2 could be approved as non-material amendments to the existing planning consent.

I do hope this helps to explain the reasoning behind the amendments to the shop front design. As the project is on site, and as there has been a long time lapse since our first approach in October 2001, we do hope these outstanding matters can be resolved as soon as possible.

Yours sincerely

PP/00/0095



Richard Jones  
for Paul Davis & Partners

Enc.

cc. & enc.	Richard Everett	The Sloane Stanley Estate
	Damian Greenish	Pemberton Greenish
	Giles Clark	Cluttons
	Hugh Bullock	Gerald Eve
	Mike Hales	Cameron Taylor Bedford
	Graham Shaw	The Trevor Patrick Partnership

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Mr Richard Jones  
Paul Davis and Partners  
The Old School House  
178 Ebury Street  
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Email: plnrst@RBKC.GOV.UK  
Web: www.rbkc.gov.uk

25 March 2002

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCSW/PP/00/02881/KL Your reference: 1162/E.01/rj Please ask for: Kylie Lucas

Dear Mr Jones,

**Town and Country Planning Act 1990**  
**299 Fulham Road – PP/00/02881**

I refer to your letter to the Council dated 11<sup>th</sup> March 2002 in relation to proposed alterations to the above planning permission.

It is my opinion that the proposed alterations to the front entrance door on Fulham Road elevation as shown in the submitted drawing no. L10/06 Rev. C2 are minor amendments to the planning approval and as such do not require planning permission.

It is considered that the alterations to the basement door on the Beaufort Street elevation (drawing no. L10/07 Rev. C2) are not minor amendments to the approved plans and as such require planning permission. However I would advise that the alterations to the door are unwelcome. The approved door and surrounds were in keeping with the adjacent residential door in terms of design and detailing including the brickwork surround, the toplight and brick arch.

I trust this information is of assistance, and you will appreciate that I write without prejudice to any future decision of this Council's Planning Services Committee. For further information please contact Kylie Lucas (details above).

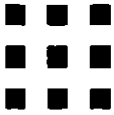
Yours faithfully

M.J. French  
Executive Director of Planning and Conservation

*ce*

*E*

*R*



Your Ref: DPS/DCSW/PP/00/02881/KL  
Our Ref: 1162/E.01/rj

16<sup>th</sup> April 2002

Department of Planning and Conservation  
The Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

*PC ACK*  
*KL*

**For the attention of Ms Kylie Lucas**

EX DIR	HDC	TP	GAG	AD	CLU	AO AK
R.B. K.C.	17 APR 2002			PL/03/06		
N	C	SW	SE	APP	IO	REC
			APB	FPLN	DES	FEES

*28*

Dear Ms Lucas

**RE: 299 FULHAM ROAD, LONDON, SW10**  
**SHOP FRONT ELEVATIONS**  
**PP/00/02881**

Thank you for your letter dated the 25<sup>th</sup> March 2002 and for your agreement regarding the front shop entrance door to 299 Fulham Road.

We note your comments about the alterations to the appearance of the basement exit door in Beaufort Street and wish to explain further the reasons for making the changes, these are as follows;

- 1 the desire to visually express this exit door as part of the shop demise and not as related to the residential entrance, by the continuation of the shop sign fascia panel and the by the use of a rendered surround which relates to the shop entrance door surround.
- 2 the requirement and necessity to supply fresh air into the shop. This we hope to achieve by the use of a traditional timber louvre, the placing of which has been restricted by structural and locational considerations.
- 3 it has proved difficult to find bricks which are a good match to the existing brickwork of the frontage building, despite detailed searches by our brick factor. This has made it preferable to reduce the area of new built brick, and to isolate it visually from the existing.

By using render to this door surround, as opposed to brickwork, the differentiation between the adjacent brick surrounded residential entry and the basement exit is clearly stated, leaving the residential door more prominent.

Continued.....



The brickwork surround relates the residential door to the brickwork of the upper residential storeys of the building. The render surround of the basement exit relates that door to the shop. A fact that is further emphasised by the continuation of the shop sign fascia panel over the door. We enclose a further illustration of the appearance of the elevation on the enclosed drawing 1162/L/PL/05-D.

The previous design for the exit door would have been more appropriate if the door had been a residential entrance. Its design, we feel left its identity hovering somewhere between 'residential' and 'shop', including as it did a brick arch and keystone which linked it to the flats above. However, it is actually an escape door to the shop and we have tried to separate its visual relationship from that of the residential entrance, downplay its appearance, and tie it in, unambiguously with the shop front. We aim consequently, to allow due prominence to the real residential entrance in this residential street.

The inclusion of louvres above the door is approached in a very traditional manner. Similar to the timber louvres recently approved and installed on the opposite side of the street at first floor level.

Please find enclosed drawings:  
1162/L/PL/05 – C, the planning approval drawing, and  
1162/L/PL05 – D, showing the latest proposed amendments.

We do hope you may reconsider the view of the Planning Department in this matter, and understand our reasons for making these subtle changes in our design.

Yours sincerely



Richard Jones  
for Paul Davis & Partners

encs.

cc.	Richard Everett	The Sloane Stanley Estate
	Damian Greenish	Pemberton Greenish
	Giles Clark	Cluttons (Pelham Street)
	Hugh Bullock	Gerald Eve
	Mike Hales	Cameron Taylor Bedford
	Graham Shaw	The Trevor Patrick Partnership

GENERAL NOTES  
 All dimensions to be checked on site prior to commencement of any work, and/or preparation of any shop drawings.  
 Sizes of and dimensions to any structural elements are indicative only.  
 See structural engineers drawings for actual sizes / dimensions.  
 Sizes of and dimensions to any service elements are indicative only.  
 See service engineers drawings for actual sizes and dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other Consultant's information.

DO NOT SCALE FROM THIS DRAWING.



*Handwritten notes:*  
 Existing Enclosure to Remain  
 Pieces of Stairway Glazed Enclosure Remain

NEW RESIDENTIAL ACCESS FORMED BY CLEANING AND RECONSTRUCTING EXISTING RED BRICK RESIDENTIAL ENTRANCE FEATURE INCORPORATING A TRADITIONAL TIMBER DOOR WITH MOLDINGS AND GLAZED PANELING

NEW DEDICATED BASEMENT FIRE ESCAPE DOOR TO INCORPORATE RE-USE AND JAMB DETAILS MATCHING EXISTING BACK OF SHOP DOOR

NEW WINDOWS TO BE TIMBER CLERMAILLONS AND GLAZING BEADS ALL TO BE PAINTED

STUCCO PLASTER WHERE EXISTING ARE TO BE RESTORED WHERE THE NEW DETAILS ARE TO MATCH EXISTING PLASTER ALL TO BE PAINTED

RESTORED CORNICE AND CAPITALS WHERE EXISTING TO BE RESTORED WHERE NEW CORNICE AND CAPITALS ARE PROPOSED THEY ARE TO MATCH EXISTING ALL TO BE PAINTED  
 TIMBER FACIA FOR SHOP SIGNAGE WITH MOLDING FRAME SURROUNDING TENANTS TO BE ENCOURAGED TO USE AN APPROPRIATE STYLE OF LETTERING FOR SHOP NAME  
 STUCCO PLASTER WHERE EXISTING ARE TO BE RESTORED WHERE THE NEW DETAILS ARE TO MATCH EXISTING PLASTER ALL TO BE PAINTED  
 NEW WINDOWS TO BE TIMBER CLERMAILLONS AND GLAZING BEADS ALL TO BE PAINTED  
 SOLID TIMBER OR FINISHED STEEL HEREIN TO BE PAINTED

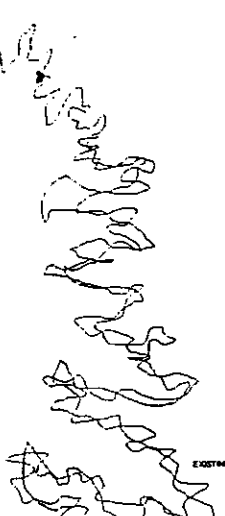
EX DIR	HDC	TP	CAC	AD	CLU	AO	AK
R.B.	17 APR 2002				PLANNING		
N	C	SW	SE	APP	IO	REC	
			ARB	FOR	NIDES	FEES	

D	DOOR AMENDMENTS SHOWN	08.03.02	RJ
C	NOTE TO REAR ENCLOSURE AMENDED	01.03.01	GG
B	SHOPFRONTS AMENDED LEVEL THRESHOLD TO RETAIL ENTRANCE AMENDMENTS TO FIRE ESCAPE DOOR POSITION WITH ADDITION OF PILLASTER	08.02.01	GG
A	SHOPFRONTS ADDED ACOUSTIC HOUSING FOR RETAIL A.C. UNITS INDICATED	10.01.01	GG

REVISION	DESCRIPTION	DATE	INITIALS
PROJECT NO.	DRAWING NO.	SCALE	REV
1162	L/PL/05	1:100 A1	D
DRAWING	Proposed Elevation	DATE	7 DEC 2000
	Deaufort Street	DRAWN	GG
PROJECT	299 Fulham Road	CHECKED	
	London, SW10	PRINTED	
CLIENT	Sloane Stanley Estate	CAD FILE	1162/A0022

PAUL DAVIS & PARTNERS ARCHITECTS

GENERAL NOTES:  
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.  
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.  
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.  
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other Consultants' information.  
**DO NOT SCALE FROM THIS DRAWING.**



REMOVED CORNICE AND CAPITALS WHERE PROPOSED TO BE REINSTATED  
 WHERE NEW CORNICE AND CAPITALS ARE PROPOSED THEY ARE TO MATCH EXISTING ALL TO BE PAINTED  
 TIMBER FACIAS FOR SHOP ROOFAGE WITH SCULPTED FRAME SURROUND TENANTS TO BE ENCOURAGED TO USE AN APPROPRIATE STYLE OF LETTERING FOR SHOP NAME  
 STUDCO PILLARS WHERE EXISTING ARE TO BE REINSTATED WHERE THEY ARE DETRIMENTAL TO MATCH EXISTING PILLARS ALL TO BE PAINTED  
 NEW WINDOWS TO BE TIMBER CELL, MULLIONS AND GLAZING BEADS ALL TO BE PAINTED  
 SOLID TIMBER OR FINISHED STAL PILES TO BE PAINTED

PIECES OF STAIR PATENT GLAZED POOR LIGHT RE-PAINT  
 EXISTING ENCLOSURE TO REMAIN

NEW RECEPTIONAL ACCESS FORMED BY CLEANING AND REPAIRING EXISTING CONCRETE AND REPAIRING PLACING. CONCRETE REPAIRS TO BE REFINISHED TO MATCH EXISTING. TRADITIONAL TIMBER DOOR WITH MULLIONS AND GLAZED PANELS.  
 NEW DEDICATED BASEMENT FIRE ESCAPE DOOR WHICH BUNGLED TO TIMBER DOOR AND AN OUT TO INCORPORATE HEAD AND JAMB DETAIL MATCHING EXISTING BACK OF SHOP DOOR  
 NEW WINDOWS TO BE TIMBER CELL, MULLIONS AND GLAZING BEADS ALL TO BE PAINTED  
 NEW AND REPLACEMENT SHOPFRONTS TO MATCH EXISTING COLOUR AND BRICK TYPE  
 STUDCO PILLARS WHERE EXISTING ARE TO BE REINSTATED WHERE THEY ARE DETRIMENTAL TO MATCH EXISTING PILLARS ALL TO BE PAINTED

EX DIR HDC TP CAC AD CLU AO AK  
 R.B. K.C. 17 APR 2002 PLANNING  
 N C SW SE APP IO REC  
 ARB FPLN DES FEES

C	NOTE TO REAR ENCLOSURE AMENDED	01.03.01	GG
B	SHOPFRONTS AMENDED LEVEL THRESHOLD TO RETAIL ENTRANCE AND MOVEMENTS TO FIRE ESCAPE DOOR POSITION WITH ADDITION OF PILLASTER	08.02.01	GG
A	SHOPFRONTS ADDED ACQUISITION HOUSING FOR RETAIL A.C. UNITS INDICATED	10.01.01	GG

REVISION	DESCRIPTION	DATE	DETAILS
PROJECT NO.	DRAWING NO.	REV	
1162	L/PL/05	C	
DRAWING	Proposed Elevation	SCALE	1:500
	Beaufort Street	DATE	7 DEC 2009
PROJECT	290 Fulham Road	DRAWN	GG
	London, SW10	CHECKED	
CLIENT	Sloane Stanley Estate	PRINTED	
		CAD FILE	14220022

PAUL DAVIS & PARTNERS ARCHITECTS

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Mr Richard Jones  
Paul Davis and Partners  
The Old School House  
178 Ebury Street  
London  
SW1W 8UP

Switchboard: 020 7937 5464  
Extension: 2086  
Direct Line: 020 7361 2086  
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Email: [plnrst@RBKC.GOV.UK](mailto:plnrst@RBKC.GOV.UK)  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

08 May 2002

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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My reference: DPS/DCSW/PP/00/02881/KL Your reference: 1162/E.01/rj Please ask for: Kylie Lucas

Dear Mr Jones,

**Town and Country Planning Act 1990**  
**299 Fulham Road – PP/00/02881**

I write with reference to your letter dated 16<sup>th</sup> April 2002 in relation to proposed alterations to the above planning permission.

It is my opinion that the proposed alterations to the basement door on the Beaufort Street elevation as shown in the submitted drawing no. L/PL/05 Rev. D are minor amendments to the planning approval and as such do not require planning permission.

I trust this information is of assistance.

Yours sincerely

M.J. French  
Executive Director of Planning and Conservation

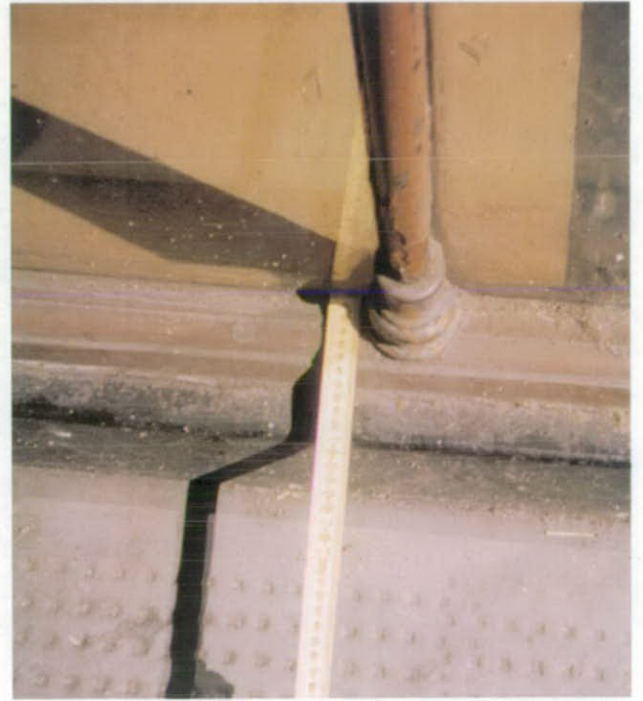
R



basement door.

Photo taken 19/04/02 .

Work to basement door already  
completed .



Photographs of original low cills and thin bronze mullions to 289 - 297 Fulham Road.

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



Photographs of period shopfronts with large areas of glass, low cills and bronze frames.

R.B.K. & C.  
TOWN PLANNING

09 FEB 2001

RECEIVED







Photographs of good quality modern shopfronts similar to that proposed

M.D.K. & C.  
TOWN-PLANNING

09 FEB 2001



PAUL DAVIS & PARTNERS  
ARCHITECTS