

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Simmons Associates,
Edan House,
Down Road,
Guildford,
GU1 2PX

APPLICATION NO: PP/00/02883

APPLICATION DATED: 12/12/2000

DATE ACKNOWLEDGED: 18 December 2000

APPLICATION COMPLETE: 15/12/2000

DATE TO BE DECIDED BY: 09/02/2001

SITE: 322 King's Road, London, SW3 5UH
PROPOSAL: Replacement of entrance door to shop.

ADDRESSES TO BE CONSULTED

- 1. 316 - 326 (evens) King's Road
- 2.
- 3. 283 - 289 (odds) " "
- 4.
- 5.
- 6. upper floors 322 King's Road.
- 7.
- 8.
- 9.
- 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

OM
19/12

OM
19/12

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF

ADDRESS 322 Kings Road

322 KINGS ROAD



KENSINGTON
AND CHELSEA

POLLING DISTRICT P

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002883 | 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						
17										✓						

<input checked="" type="checkbox"/>	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
<input type="checkbox"/>	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

	316/318A	King's Road	SW3 5UH
Flat 1	316/318A	King's Road	SW3 5UH
Flat 2	316/318A	King's Road	SW3 5UH
Flat 3	316/318A	King's Road	SW3 5UH
Flat 4	316/318A	King's Road	SW3 5UH
Flat 5	316/318A	King's Road	SW3 5UH
Flat 6	316/318A	King's Road	SW3 5UH
Flat 7	316/318A	King's Road	SW3 5UH
Flat 8	316/318A	King's Road	SW3 5UH
Flat 9	316/318A	King's Road	SW3 5UH
Flat 10	316/318A	King's Road	SW3 5UH
Flat 11	316/318A	King's Road	SW3 5UH
Flat 12	316/318A	King's Road	SW3 5UH
Flat 13	316/318A	King's Road	SW3 5UH
Flat 14	316/318A	King's Road	SW3 5UH
Flat 15	316/318A	King's Road	SW3 5UH
Flat 31	316/318A	King's Road	SW3 5UH
	324/326	King's Road	SW3 5UH
1st/2nd Floor Flat		283 King's Road	SW3 5EW
1st/3rd Floor Flat		285 King's Road	SW3 5EW
		289 King's Road	SW3 5EW
Flat A		320 King's Road	SW3 5UH
Flat A		322 King's Road	SW3 5UH
Flat A		324 King's Road	SW3 5UH
Flat A		326 King's Road	SW3 5UH

Total Number of Buildings and Flats Found 25

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02883/JMW CODE A1
Room No:

Date: 19 December 2000

DEVELOPMENT AT:

322 King's Road, London, SW3 5UH

DEVELOPMENT:

Replacement of entrance door to shop.

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Chelsea-Hackney Line,
Network Capacity Planning,
London Underground Limited,
Commercial Directorate, 1st Floor,
30 The South Colonnade, London,
E14 5EU

Switchboard: 020-7937-5464
Direct Line: 020-7361-2086
Extension: 2086
Facsimilie: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: ~~19 December 2000~~

My Ref: DPS/DCSW/PP/00/02883 Your ref: J022 Please ask for: J. Wallace

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 322 King's Road, London, SW3 5UH

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

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

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

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02883/JMW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 322 King's Road, London, SW3 5UH

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

Replacement of entrance door to shop.

Applicant Cornwall Parker Plc., P. O. Box 30, West End Road, High Wycombe,
HP11 2QD

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 Ladbrooke Grove, London W11 (under the Westway near Ladbrooke 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.....

Signed..... (Case Officer)

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.

SCHEDULE

Reference: PP/00/02883/JMW

Date: 29/12/2000 03/26/01

322 King's Road, London, SW3 5UH

Carpost.

Replacement of entrance door to shop.

APPLICANT Cornwall Parker Plc.,

Department Safeguarding Team

Ext/Direct: (020) 7308 4400

Fax: (020) 7308 4680

Our ref: HVR/SFGNEW22-SFG9910

Your ref: DPS/DCSW/PP/00/02883

Date: 29th December 2000



JMW
Booth
DM
3/1

London Underground Limited
30 The South Colonnade
Canary Wharf
London E14 5EU
Telephone 020 7221 5600

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

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SV	SE	ENF	AD ACK		
- 3 JAN 2001									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Dear Sirs,

RE: 322 KING'S ROAD, LONDON SW3 5UH

Thank you for your letter dated 19th December 2000, requesting the views of the Chelsea-Hackney Line Project Team on the above application.

The application has been considered, and we wish to make no comment.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully

H.V. Robinson

**David J Taylor
MANAGER, STATIONS & SAFEGUARDING**



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 322 Kings Road SW3 5UH	Appl. No. 00/02883	L.B. —	C.A. —	N C S ✓
Description Change of door.	Code S			

Minimal change to a modern shopfront with little effect on the overall appearance of the shopfront.

Discreet & attractive signage proposed.

Approve SD 21/12/00.

Ac
DPI

**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: 25 January 2001

Our Ref:

PP/00/02883 / ~~Mnemonic~~

Not Found

Applicant's Ref: J022

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

Applicant: Simmons Associates, Edan House, Down Road, Guildford,
GU1 2PX

Address: 322 King's Road, London, SW3 5UH

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development

Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts

Class (vii) - approval of facing materials

Class (iii) - conversion from non
s/c dwellings etc

Class (viii) - grant of planning permission for a
change from one kind of
non-residential use except from one
kind of non-residential use except
where this would involve the
loss of shop use

Class (iv) - amendments as required
by T.P. Committee

Class (iv) - amendments as required
by T.P. Committee

Class (ix) - grant permission licence or no
objection by T.P. Committee
under Sections 73, 74, 138, 143, 152,
153, 177 & 180 of the Highways Act

Class (v) - above classes after D.P.
Committee agree

Class (x) - Crossover under S. 108 of the Highways
Act 1980

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

**DELEGATED
APPROVAL**
26 JAN 2001

DESCRIPTION OF PROPOSED DEVELOPMENT

Replacement of entrance door to shop.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02883 Applicant's drawing(s) No. J022/06 and photographs (received 15 December 2000)

I hereby determine and grant/refuse this application (subject to ~~HBMC Direction/Historic Building~~ authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

PP/00/02883: 1

hdw
24.1.01

W 24.1.01

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. **A shop window display shall be provided and permanently retained for so long as the premises are occupied as hereby approved. (C097A)**
Reason:- To maintain the character and vitality of the shopping frontage. (R097)

INFORMATIVES

1. I09
2. I10
3. I11
4. I43
5. I21A
6. 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, CD48, CD52, CD53, CD62, CD63 and CD68. (I51)

DELEGATED REPORT

Address 322 King's Road

Reference PP/00/2739

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 Award

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

JMW

Date

Agreed

LWS/Rt

24.01.01

DELEGATED REPORT

PP/00/2739 and CA/00/2884

322 Kings Road is a mid terrace building between the junction with The Vale and Old Church Street. It consists of a basement, ground floor and two upper floors. The property is unlisted, however lies within the Chelsea Park Carlyle Conservation Area.

The ground floor is authorised as use class A1 (retail), and the upper floors are in residential use.

The proposal seeks new signage and the replacement of the entrance door of the ground floor retail premises.

It is proposed to paint the shopfront dark grey or black, and to apply gold lettering to the fascia of the premises. This will be illuminated externally by the four halogen lights already in place above the fascia. Additional gold signwriting is proposed on the glass panel above the entrance door indicating the street number, and further gold signwriting to the lowest part of the main shop front window stating "The Decorative Fabrics Gallery".

The current entrance door is white wooden framed, with 6 glass panels. It is proposed to replace this with a plain glass door with a satin stainless steel frame to the top and the bottom of the door.

The relevant policies within the Unitary Development Plan are Policies CD25 (standards of design), CD48, CD52 and CD53 (development within conservation areas) and Policies CD62, CD63 and CD68 (shopfronts and advertisements).

The main planning consideration is the effect the alterations to the shopfront and new signage have on the building, the terrace in which it is located, the streetscene, and the Chelsea Park Carlyle Conservation Area.

The Conservation and Design Officer has no objection to the proposal, noting that there is minimal change to the already modern shopfront, with little effect on the overall appearance of the shopfront, and that the signage proposed is discreet and attractive.

It is therefore considered that the proposed signage, and replacement entrance door are unobtrusive and therefore do not adversely affect the building nor the street scene, nor the character and appearance of the Chelsea Park Carlyle Conservation Area. Therefore the proposal complies with Policies CD25, CD48, CD52, CD53 CD62, CD63 and CD68.

Report by : JMW

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

PP002883



P2002383



RECEIVED
 DELEGATED APPROVAL
 15 DEC 2000
 26 JAN 2001
 R.B.K. & C.
 TOWN PLANNING

