

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. Philip Tyrrell,
Essex Goodman & Suggitt,
1 Heddon Street,
London,
W1B 4BD

APPLICATION NO: PP/00/02887

APPLICATION DATED: 13/12/2000

DATE ACKNOWLEDGED: 18 December 2000

APPLICATION COMPLETE: 18/12/2000

DATE TO BE DECIDED BY: 12/02/2001

SITE: 2 Hogarth Road, London, SW5 0PT
PROPOSAL: Installation of new shopfronts to retail premises.

ADDRESSES TO BE CONSULTED

- 1. 2-~~4~~ (EVENS) HOGARTH RD
- 2.
- 3. 1-5 (ODDS) HOGARTH PLACE
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

11

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

21/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 2, Hogarth Rd.
PP002887

2 HOGARTH ROAD
SWS.

POLLING DISTRICT L



- PP002887
- 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	

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

	1	Hogarth Place	SW5 0QT
	2	Hogarth Place	SW5 0QT
Maisonette Flat	3	Hogarth Place	SW5 0QT
	4	Hogarth Place	SW5 0QT
THE SHOP	5	Hogarth Place	SW5 0QT
Flat A	5	Hogarth Place	SW5 0QT
Flat B	5	Hogarth Place	SW5 0QT
Flat C	5	Hogarth Place	SW5 0QT
Flat D	5	Hogarth Place	SW5 0QT
Maisonette Flat	2	Hogarth Road	SW5 0PT
	4	Hogarth Road	SW5 0PT
	6	Hogarth Road	SW5 0PT

Total Number of Buildings and Flats Found 12

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02887/JMW

CODE A1

Room No:

Date: 21 December 2000

DEVELOPMENT AT:

2 Hogarth Road, London, SW5 0PT

DEVELOPMENT:

Installation of new shopfronts to retail premises.

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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

2079/2080

020-7361-2079/2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 22 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02887/JMW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 2 Hogarth Road, London, SW5 0PT

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

Installation of new shopfronts to retail premises.

Applicant STA Travel Ltd., Priory House, 6 Wrights Lane, London, W8 6TA

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 has 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/00/02887/JMW

Date: 29/12/2000

2 Hogarth Road, London, SW5 0PT

Installation of new shopfronts to retail premises.

APPLICANT STA Travel Ltd.,

Lampost

3/1/01

JW

NOTICE OF A PLANNING APPLICATION



DESIGN SURGERY ✓

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 2 Hargrave Road	Appl. No. 2887	L.B.	C.A.	N C SW
Description New shopfront	Code	S		

The proposed new shopfront will radically improve the appearance of the building and will enhance the character of the area. No objection.

NB. A R.B.K.C grant has been awarded for this project.

NJC 26. 01-01.

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

AC
DPI

To: Chief Administrative Officer (Planning) Date: 29 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02887 /MINR
Applicant's Ref:
Application Date: 13/12/2000 Complete Date: 18/12/2000 ~~Revised Date:~~
Applicant: Mr. Philip Tyrrell, Essex Goodman & Suggitt, 1 Heddon Street, London,
W1B 4BD
Address: 2 Hogarth Road, London, SW5 0PT

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 |

DELEGATED APPROVAL
29 JAN 2001

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 shopfronts to retail premises

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02887 Applicant's drawing(s) No.1038/BD/100-A, 1038/sk/006_007, 1038/sk/106_107-1

I hereby determine and grant/refuse this application (subject to ~~HBMG 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/00/02887: 1

Lewis
29/1/01

29.1.01

708

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. **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)

~~*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*~~

~~*Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)*~~

INFORMATIVES

- 1 I05
- 2 I09
- 3 I10
- 4 I21
- 5 I30
- 6 I43
- 7 I46
- 8 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 and CD63.(I51)

DELEGATED REPORT

Address

2 Drogan Road

Reference PP/00/2887

Conservation Area No

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 above

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

Ry Lewis

29.1.07

DELEGATED REPORT

PP/00/2887

The application relates to a ground floor shop unit located some 25 metres from the junction between Hogarth Road and Earl's Court Road.

The proposal seeks a new shopfront to the premises.

The main issue for consideration is the impact of the proposal on the appearance of the property and the wider townscape.

The relevant policies within the Unitary Development Plan are Policies CD25 (standards of design), and Policy CD63 (shopfronts).

The Conservation and Design Officer has no objection to the proposal, noting that an Royal Borough of Kensington and Chelsea grant has been awarded for this project.

The existing shopfront is of no architectural merit, with poor quality materials. The proposal will result in a well proportioned shopfront that will radically improve the appearance of the building and will enhance the character of the wider streetscene.

Therefore the proposal complies with Policies CD25, and CD63 of the Unitary Development Plan.

Report by : JMW

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION