

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Markam Architects,
404 The Chambers,
Chelsea Harbour,
London,
SW10 0XF

APPLICATION NO: LB/00/02889

APPLICATION DATED: 13/12/2000

DATE ACKNOWLEDGED: 18 December 2000

APPLICATION COMPLETE: 18/12/2000

DATE TO BE DECIDED BY: 12/02/2001

SITE: 35 Thurloe Square, London, SW7 2SR

PROPOSAL: Extending basement at rear of the house and raising level of rear patio garden to achieve enough head clearance for the new extension, bringing it level with adjacent rear patio.

ADDRESSES TO BE CONSULTED

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

See PP/00/02888

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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 35 Thurloe Sq
35 THURLOE SQUARE

POLLING DISTRICT 0

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | LB002889 | 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						
13A	II									✓						

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:

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/00/02889/ALS

CODE 1D

Room No:

Date: 20 December 2000

DEVELOPMENT AT:

35 Thurloe Square, London, SW7 2SR

DEVELOPMENT:

Extending basement at rear of the house and raising level of rear patio garden to achieve enough head clearance for the new extension, bringing it level with adjacent rear patio.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 020-7937-5464
Direct Line: 020-7361-2085
Extension: 2085
Facsimile: 020-7361-3463

Date: 20 December 2000



**KENSINGTON
AND CHELSEA**

My Ref: **DPS/DCSE/LB/00/02889** Your ref: **MR. MILKI** Please ask for: **A. Salmon**

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 35 Thurloe Square, London, SW7 2SR

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 12/02/2001. 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

REASON FOR DELAY

CASE NO. LB/00/2889

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)

35 Thurloe Square

Thurloe Estate Cons tra
+ listed bld.

This is first of 2 schemes
to alter + extend the
building.

Involves extension at
bas level + raising
height of the patio
to match adjacent
patio.

Q re how it slope.

Q re overlooking from patio

patio has access from
kitchen at g/f level
lightwell contains
glass skylight
over the extⁿ at bas
level

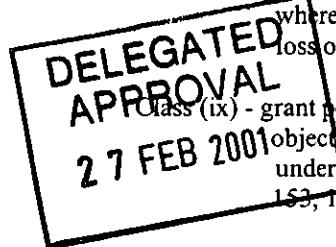
→ lightwell fully lit
at bas

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

To: Chief Administrative Officer (Planning) Date: 20 February 2001
From: The Executive Director, Planning & Conservation
Our Ref: LB/00/02889 /CLBA
Applicant's Ref: MR. MILKI
Application Date: 13/12/2000 Complete Date: 18/12/2000 Revised Date:
Applicant: Markam Architects, 404 The Chambers, Chelsea Harbour, London,
SW10 0XF
Address: 35 Thurloe Square, Chelsea, SW7 2SR

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 (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.

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of an extension at rear basement level and raising of the level of rear patio, together with internal alterations.

RECOMMENDED DECISION Grant listed building consent

RBK&C drawing(s) No. LB/00/02889

Applicant's drawing(s) No. RISH-TS/A01, RISH-TS/A02, RISH-TS/A03 and RISH-TS/A05.

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

LB/00/02889: 1

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**
Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)
2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R205)
3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)
4. **Before any work is undertaken in pursuance of this consent to demolish any part of the building, such steps shall be taken and such works carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained. (C212)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)
5. **Structural Engineers drawings indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction, with particular regard to 34 Thurloe Square and 18 Thurloe Place, shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant part of the work is begun.**
Before any work is undertaken in pursuance of this consent to demolish any part of the building, steps shall be taken and the requisite works carried out in accordance with the approved Structural Engineer's drawings. (C213)
Reason - In order to safeguard the special architectural or historic interest of the building. (R211)

INFORMATIVES

1. I10A

2. I11

3. I21A

4. I30

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, CD28, CD30, CD40, CD41, CD44, CD52, CD53 and CD58.I51)

1.0 THE SITE

35 Thurloe Square is a terraced property on the west side of the square close to the junction with Thurloe Place. It is listed grade II and is within the Thurloe Estate and Smith's Charity conservation area. The works relate to the basement and ground floors of the property.

2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD28, CD30, CD40, CD41, CD44, CD52, CD53 and CD58.

The proposal involves erection of an extension at rear basement level to provide additional basement accommodation. The height of the patio will be raised by 0.6m, and a glazed roof provided to a small remaining lightwell to light the windows to the basement bedroom.

These items are discussed in detail on the parallel application for planning permission.

Internal works are also proposed. These relate to the basement only. They involve alterations to the former silver and wine cellars in the centre of the building to form a bathroom. These works are considered to be acceptable since part of the original wall between the cellars is retained.

English Heritage have authorised the council to determine the application as it thinks fit. A formal observation is attached.

3.0 CONSULTATION

Occupiers of 5 neighbouring properties have been notified of the proposal. No representations have been received.

Report by ALS

Approved by