

**PLANNING SERVICES APPLICATION**

**1, CONSULTATION SHEET**

**APPLICANT:**

Pippins Design,  
Hunts Hill Lane,  
Naphill,  
High Wycombe, Bucks.  
HP14 4RL

APPLICATION NO: PP/00/02893

APPLICATION DATED: 29/11/2000

DATE ACKNOWLEDGED: 18 December 2000

APPLICATION COMPLETE: 18/12/2000

DATE TO BE DECIDED BY: 12/02/2001

SITE: 19 Oakley Gardens, London, SW3 5QH

PROPOSAL: New external staircase to basement. New window to replace doors to basement room. New access to basement room. New cycle store.

**ADDRESSES TO BE CONSULTED**

1. ~~17, 18, 19, 20, 21, 22, 23, 24~~, 17, ~~23~~, 25 OAKLEY Gdns
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(2)  
~~20/12~~  
20/12

**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

~~20/12~~  
20/12

**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

~~20/12~~  
20/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 19 Oakley Gdns

19 OAKLEY GARDENS.

POLLING DISTRICT T

PP002893

- |     |  |        |  |
|-----|--|--------|--|
| 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							
19	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>									

GARDEN WALLS ONLY - SEE SPECIAL ENTRY \*

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:**

\* LISTED STRUCTURES :

(1) GARDEN WALL TO SOUTH OF NOS 17-21 ;

(2) WALL TO SOUTH WEST AND FORMING WEST BOUNDARY TO GARDEN OF NO 25.

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

17 Oakley Gardens  
21 Oakley Gardens

SW3 5QH  
SW3 5QH

**Total Number of Buildings and Flats Found 2**

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02893/ALS**

**CODE 1D**

**Room No:**

**Date: 20 December 2000**

**DEVELOPMENT AT:**

**19 Oakley Gardens, London, SW3 5QH**

**DEVELOPMENT:**

**New external staircase to basement. New window to replace doors to basement room. New access to basement room. New cycle store.**

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**

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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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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  
Facsimilie: 020-7361-3463

Date: 20 December 2000



**KENSINGTON  
AND CHELSEA**

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**My Ref: DPS/DCSE/PP/00/02893 Your ref: Please ask for: A. Salmon**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 19 Oakley Gardens, London, SW3 5QH**

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

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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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THE ROYAL  
BOROUGH OF



File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 December 2000

KENSINGTON  
AND CHELSEA

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02893/ALS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 19 Oakley Gardens, London, SW3 5QH**

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 external staircase to basement. New window to replace doors to basement room.  
New access to basement room. New cycle store.**

**Applicant E. Graham, 19 Oakley Gardens, Chelsea, London, SW3 5QH**

**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. PP/100/2893

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)



19 Oakley Rd

Change: Cars Area

to house on side  
of the street

Proposal includes a  
new door in front  
back lightwell.  
Cycle store in front  
back area with  
double doors.

All of  
front area  
built over  
+ most panel  
except 19.  
Fr door at  
pres v. rear

+ flat roof over it  
back lightwell  
+ window in back area  
instead of a  
doors.

New (to be)  
under part

There is a listed gdn wall

SV  
Fr 12 on T. car  
C. 10-30 car  
No agent as car  
see from front

Next door  
(7 has window not  
fr door → hence consulted  
(ie rear)  
light)



# RBKC

## District Plan Observations

### CONSERVATION AND DESIGN

Address <i>19, Oarley Gas.</i>	Appl. No. <i>00/2873/ALS</i>	L.B. <i>(with stair)</i>	C.A. <i>19</i>	N C SE
Description <i>works in front basement area: - new stair, gates, cycloshed, new windows + doors</i>		Code <i>G</i>		

*Sounds minor, but needs a site check  
re. alignment of stair and windows /  
door designs -*

*J.*  
*4/1/01*

# 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 **KENSINGTON  
AND CHELSEA**  
an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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/00/02893/ALS

Date: 29/12/2000

*29/12/00*

19 Oakley Gardens, London, SW3 5QH

New external staircase to basement. New window to replace doors to basement room. New access to basement room. New cycle store.

APPLICANT E. Graham,

*Railings to left of front door  
J. Midells 28/2/00*

AE  
DPI

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

To: Chief Administrative Officer (Planning) Date: <sup>24</sup>18 January 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02893 /CHSE  
Applicant's Ref:  
Application Date: 29/11/2000 Complete Date: 18/12/2000 Revised Date:  
Applicant: Pippins Design, Hunts Hill Lane, Naphill, High Wycombe, Bucks.  
HP14 4RL  
Address: 19 Oakley Gardens, Chelsea, SW3 5QH

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 (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- 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 (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 (x) - Crossover under S. 108 of the Highways Act 1980

**DELEGATED APPROVAL**  
23 JAN 2001

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**


**Erection of a new external staircase to the basement together with insertion of a window to the front basement room and a new door in basement area and construction of a new cycle store.**

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02893  
Applicant's drawing(s) No. PD/1209

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 <sup>BK1-1</sup> Area Planning Officer

PP/00/02893  


*hws*  
19/1/01

## 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. **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)*
3. **The window in the front basement elevation shall be a timber framed, double hung sliding sash, and shall be so maintained. (C075)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
4. **The railings shall be painted black and shall be so maintained.**  
*Reason: to ensure a satisfactory standard of visual appearance.*

## INFORMATIVES

1. I11
2. I21
3. I30
4. 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, CD52 and CD53.(I51)

# DELEGATED REPORT

Address

19 Oakley Gardens

Reference

PP/00/2893

Conservation Area

Yes

Listed Building Yes/No

Yes  
wall ar  
ner

## 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 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

*AS*

Date

Agreed

*Behrens*  
*(9.1.07)*

## 1.0 THE SITE

19 Oakley Gardens is a terraced property on the southern side of the street, part of a terrace of 11 similar properties. It is within the Cheyne conservation area.

## 2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD44, CD52 and CD53.

The existing front garden is fully excavated down to basement level with a pair of modern french doors giving access from the basement of the house.

All of the other houses in this terrace have all or part of their front gardens paved, some with railed off bin enclosures and some with planting. Several have sash windows in the lightwell.

It is proposed to erect a cycle store which would occupy approximately one third of the basement courtyard, with york stone paving on top of it and a railing enclosing the accessway across it. A new gate adjacent to the front path would lead across the top of the enclosure to a new staircase into the front basement area. The existing french doors would be replaced by a sash window. This is considered to constitute an improvement.

A new doorway into the basement would be formed under the front path. this is considered to be acceptable.

The proposal is considered to be appropriate to the character of the street and would not harm the character or appearance of the conservation area.

It is considered that the proposal would not result in any loss of amenity to any neighbouring occupiers.

## 3.0 CONSULTATION

Occupiers of 2 neighbouring properties have been notified of the proposal. No representations have been received.

**M.J. FRENCH**

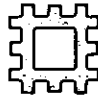
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

Report by ALS

Approved by

*ES/ham*  
*19/1/07*





ENGLISH HERITAGE

ALS

EB  
23/2

Director of Planning & Transportation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your refs: DCSE/PP/00/0289  
3  
Our ref: LRS/6599/0  
Contact: D Stabb  
Direct Dial: 020-7973-3775

For the attention of A Salmon

16 February 2001

file

on AP/00/2893

Dear Sir/Madam

19 OAKLEY GARDENS, SW3

Development proposal: New external staircase to basement. New window to replace doors to basement room. new access to basement room. New cycle store.

I refer to your letter of 20.12.2000 notifying English Heritage of this planning application affecting a Conservation Area.

We have considered the application on the basis of the submitted documentation and we can now confirm that English Heritage considers this to be a case which can be determined in accordance with Government guidance in PPG15, development plan policies, and with the benefit of conservation advice available locally. We do not, therefore, wish to make any representations on this occasion.

Where there are material changes to the plans and drawings after we have been notified, we would be grateful if you could draw these changes to the attention of this office.

Yours faithfully

D Stabb  
London Region

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(44)		22 FEB 2001			PA		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

LR/32