

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CHISE

APPLICANT:

Monahan Blythen Architects,
Unit 303,
16 Baldwins Gardens,
London,
EC1N 7RJ

APPLICATION NO: PP/00/02816

APPLICATION DATED: 05/12/2000

DATE ACKNOWLEDGED: 8 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 10 Berkeley Gardens, London, W8 4AP

PROPOSAL: Adjustment of main roof mansards front and rear elevation, new metal stairs to front basement area, glazing in basement level rear yard.

ADDRESSES TO BE CONSULTED

- 1. 8-11 (CONSEC), 5-7 (CONSEC) BERKELEY Gdns
- 2.
- 3. 21 BRUNSWICK Gdns
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

23

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

✓ Jg 12/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION



ADDRESS 10, Berkeley gardens

10 BERKELEY GARDENS

POLLING DISTRICT I

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002816 | 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							
<u>7</u>																✓

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

	5	Berkeley Gardens	W8 4AP
	6	Berkeley Gardens	W8 4AP
	7	Berkeley Gardens	W8 4AP
Flat A	7	Berkeley Gardens	W8 4AP
Flat B	7	Berkeley Gardens	W8 4AP
Flat C	7	Berkeley Gardens	W8 4AP
Flat D	7	Berkeley Gardens	W8 4AP
Flat E	7	Berkeley Gardens	W8 4AP
Flat F	7	Berkeley Gardens	W8 4AP
	8	Berkeley Gardens	W8 4AP
Basement Flat	8	Berkeley Gardens	W8 4AP
Flat A	8	Berkeley Gardens	W8 4AP
Flat B	8	Berkeley Gardens	W8 4AP
	9	Berkeley Gardens	W8 4AR
	10	Berkeley Gardens	W8 4AP
	11	Berkeley Gardens	W8 4AP
1st/3rd Floor Flat	11	Berkeley Gardens	W8 4AP
Basement/ground	11	Berkeley Gardens	W8 4AP
	21	Brunswick Gardens	W8 4AW
Flat 1: Ground Floor	21	Brunswick Gardens	W8 4AW
Flat 2: 1st Floor	21	Brunswick Gardens	W8 4AW
Flat 3: 2nd/3rd	21	Brunswick Gardens	W8 4AW
Flat A: Basement Flat	21	Brunswick Gardens	W8 4AW

Total Number of Properties Found 23

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

The Occupier
File Copy
file
file

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 11 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02816/KO

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 10 Berkeley Gardens, London, W8 4AP

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

Adjustment of main roof mansards front and rear elevation, new metal stairs to front basement area, glazing in basement level rear yard.

Applicant Mr. Lieven, 10 Berkeley Gardens, London, W.8

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

MEMORANDUM

TO: FOR FILE-USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02816/KO

CODE A1

Room No:

Date: 12 December 2000

DEVELOPMENT AT:

10 Berkeley Gardens, London, W8 4AP

DEVELOPMENT:

Adjustment of main roof-mansards front and rear elevation, new metal stairs to front basement area, glazing in basement level rear yard.

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



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 10, Berkeley Gardens, W8.	Appl. No. K0 PP/00/02816	L.B. —	C.A. 7	N ✓ C S
Description External alterations.	Code —			

A site visit will need to be arranged to assess the proposed scheme in the context of the roofscape of the terrace and a parapet. The infill of the rear garden will also require some consideration - although the creation of a conservatory will extend the use of the garden area throughout the year.

H16

2: Jan. 00

24/1

Monahan Blythen Architects

(Incorporating CGHP Architects)

Unit 303 16 Baldwins Gardens London EC1N 7RJ Tel 020-7430 9930 Fax 020-7430 2430

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	V	SW	SE	ENF	AO ACK
24 JAN 2001 26							
COPIES	ID	REC	ARB	FWD PLN	CON DES	FEES	

22nd January 2001

Dear Kate Orme,

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

Re: 10 Berkeley Gardens, W8

Further to our meeting on site and subsequent telephone conversation, I enclose three copies of the plan and elevation drawings 10/BG/03A & 10/BG/05A which include the following revisions:

1. The introduction of a metal platform in the front basement area for storage of rubbish bins and a spiral staircase down to the basement area. All the metalwork to be painted black.
2. The profile of the mansard roof to match No 8 Berkeley Gardens. The pitch of the roof will be 70 degrees and the side cheeks of the dormer widow will be dressed in lead.

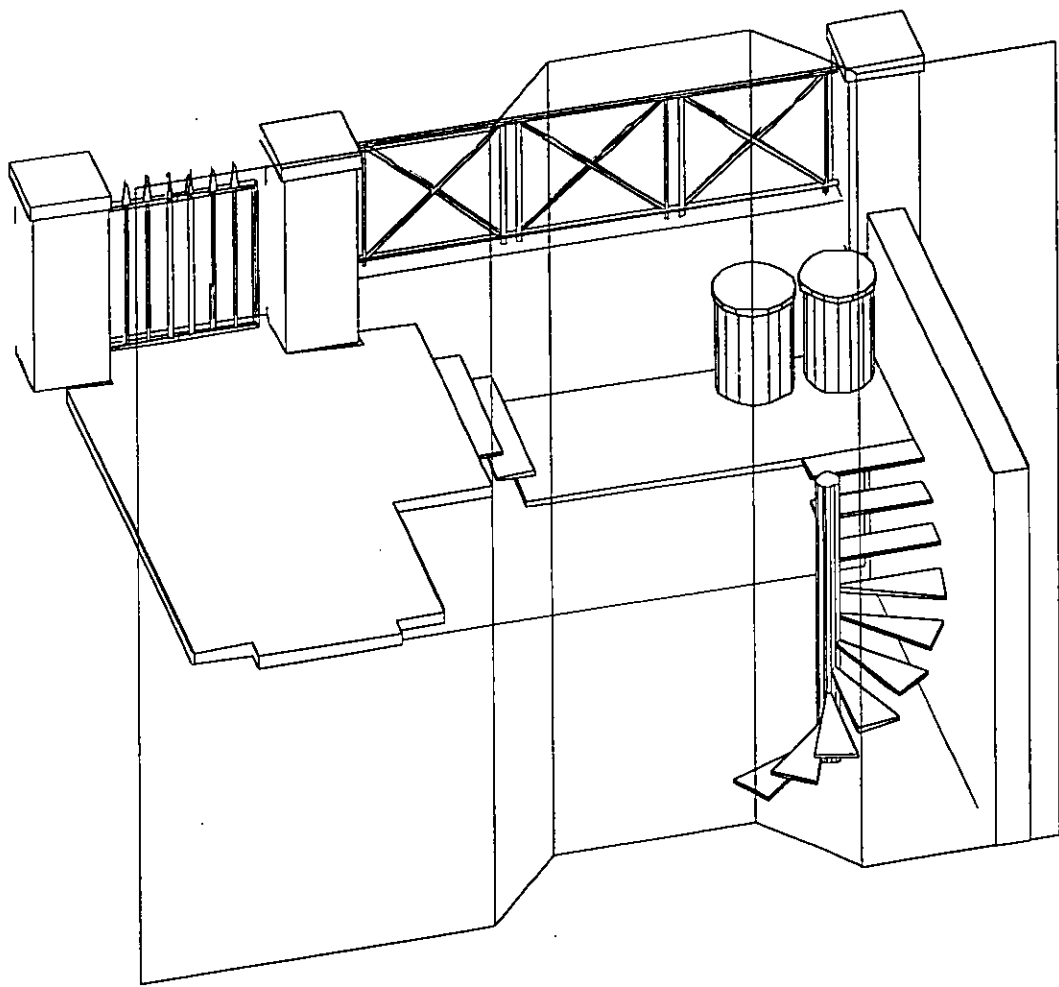
I hope this covers all the points raised but, if there is anything I have missed or you have any queries please do not hesitate to contact me.

Yours sincerely,

M Blythen
Monahan Blythen Architects

cc: D Lieven

encs.



Mercedes Connelly
9 Berkeley Gardens
London W8 4AP

Legal

Your Ref: DPS/DCC/PP/00/02816/KO Planning office

Dear Sir:

I am writing in reference to the development at 10 Berkeley Gardens, W8 4AP, my next-door neighbour. Mr. Lieven has shown me the plans of what they want to do and my only concern is the glazing of the basement rear yard as it will block completely one of my windows. This window belongs to a shower room and although I don't mind the light I am greatly concern for the ventilation, which is absolutely necessary for that room. I wish this point to be taken into consideration and proper ventilation guarantied before the project is carried on.

Yours sincerely

Mercedes Connelly
Mercedes Connelly

24/12/00

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
71				- 8 JAN 2001			
				FWD PLN	CON DES	FEES	

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.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

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/00/02816/KO

Date: 15/12/2000

10 Berkeley Gardens, London, W8 4AP

Adjustment of main roof mansards front and rear elevation, new metal stairs to front basement area, glazing in basement level rear yard.

APPLICANT Mr. Lieven,

*Reviews
15/12*

11 Berkeley Gardens
London W8 9DQ

2nd April 2001

URGENT !!

Kate Orme
Planning Office
RBKC
Horton Street
London W8 7NX

(by fax to: 020-7361-3463)

Dear Ms. Orme

RE: Planning application for 10 Berkeley Gardens, W8

I am writing to register my dissatisfaction with the proposed building plans for 10 Berkeley Gardens. In particular, I am concerned about the owner's plans to extend the property upwards by adding an additional floor.

As the owner of the upper floor maisonette (i.e., comprising the first, second and third floors) at the neighbouring property, 11 Berkeley Gardens, I have grave reservations about the impact of the proposed addition to 10 Berkeley Gardens. In particular, I would like to you to consider the following concerns:

1. Loss of light

My roof terrace, to the rear of 11 Berkeley Gardens, currently enjoys full light, which would most certainly be reduced if the proposed building plans are approved. The addition of a third story to 10 Berkeley Gardens would block the flow of light onto my roof terrace and would, therefore, negatively impact my use and enjoyment of the terrace.

2. Quiet enjoyment of my property

The impact of adding another floor to 10 Berkeley Gardens would be to affect the quiet enjoyment of my property – both in terms of the aforementioned roof terrace and also in terms of the potential noise coming through the shared (common) wall.

3. Over-development of Berkeley Gardens

I am greatly concerned that Berkeley Gardens is becoming over-developed, which is impacting the original character of the street and of the neighbourhood. In particular, with the addition of a third story at 10 Berkeley Gardens, the skyline is raised, the view from the street is broken, and the Victorian character of Berkeley Gardens is reduced. We have a beautiful neighbourhood and it would be a shame to allow further developments, of this sort, to ruin what is a delightful terrace of Victorian-age homes.

JK

NO

00/2816
Jy 3/4

Thank you for considering these significant concerns in deciding on whether the proposed planning application from 10 Berkeley Gardens should be approved. Should you need to reach me today, my direct office telephone number is 020-7572-0644.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Susan Steele', written over a horizontal line.

Susan Steele

(Owner of the upper-floor masionette, 11 Berkeley Gardens, W8)

Monahan Blythen Architects

(Incorporating CGHP Architects)

Unit 303 16 Baldwins Gardens London EC1N 7RJ Tel 020-7430 9930 Fax 020-7430 2430

Franko
29/4/01

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

no
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

4th April 2001

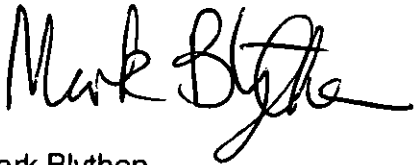
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Dear Kate Orme,

Re: 10 Berkeley Gardens, W8

Please find enclosed three copies of the drawings 10BG/04 revA and 10/BG/05 revC, which have been revised so that they now co-ordinate with each other and the plans that you already have copies of.

Yours sincerely



Mark Blythen
Monahan Blythen Architects

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	SW	SE	ENF	AO ACK	
- 6 APR 2001 <i>(C)</i>							
IO	REC	ARB	FWD PLN	CON DES	FEES		



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
THE TOWN HALL KENSINGTON W8 7NX
Tel: 020 7937 5464 Fax: 020 7938 1445
COUNCILLOR IAN DONALDSON

AS FROM: 121(2) SLOANE STREET • LONDON SW1X 9BW
TELEPHONE 020 7730 3061

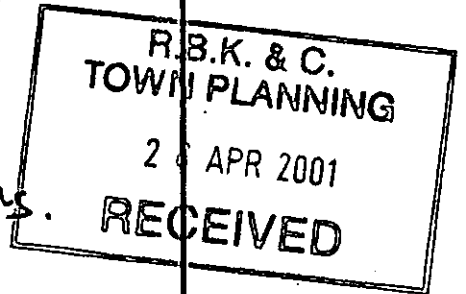
To: MICHAEL FRENCH ESQ., F.R.I.C.S., Dip.T.P., M.R.T.P.I., Cert.T.S.
EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION, R.B.K.&C.

BY FAX To: 7361 3463

Dear Mr. French, *Wato* *25th April 2001.*

With regard to *the applications* listed on the
appended letter I have:

No comments on the recommendations.



The following comments: There are, I think two errors in the report on 10 Berkeley Gardens. In paragraph 4.5, the penultimate sentence should read '.... as the window is so small ~~as~~ and provides very little light,' rather than 'as the window is too small to provide very little light.'

Would like the following to be considered by the Committee:

→ In the final sentence of para. 4.5, the statement contradicts paragraph S.1.1's second sentence. I believe the final paragraph of 4.5 should read '.... ventilation but does not object to the loss of light.'

With best wishes,
Yours sincerely,
Ian Donaldson

Mark Ko

Monahan Blythen Architects

(Incorporating CGHP Architects)

Unit 303 16 Baldwins Gardens London EC1N 7RJ Tel 020-7430 9930 Fax 020-7430 2430

Royal Borough of Kensington & Chelsea
Planning & Conservation
The Town Hall
Homton Street
London W8 7NX
Attn: Ms C Orme

PK
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

9th April 2001

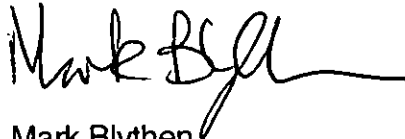
Your Ref: DPS/DCC/PP/00/02816

Dear Madam,

Re: 10 Berkeley Gardens, W8


Please find enclosed three copies each of drawing nos. 10/BG/01 and 10/BG/03 for the above property.

Yours faithfully,



Mark Blythen
Monahan Blythen Architects

encs.

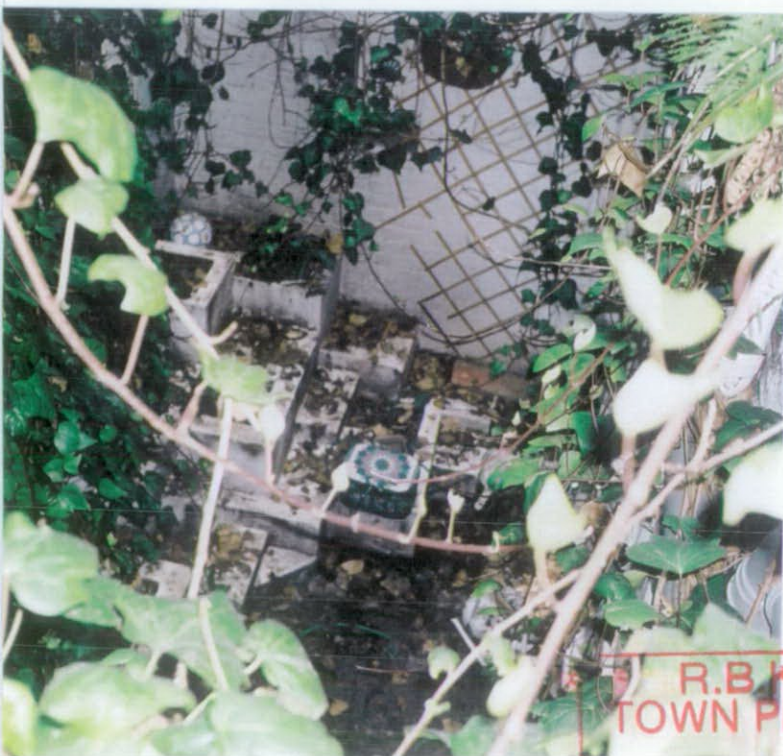
RECEIVED BY PLANNING SERVICES							
EX DIR	HBC	N	6	SW	SE	ENF	AO ACK
		10 APR 2001					
		APPEALS	IO	REC	ARB	FWD	CON DES



No 10 Existing street elevation



Berkeley Gardens from Brunswick Gardens (no 11 in the foreground)



Rear yard to no 10 Berkeley Gardens as seen from first floor rear window



R.B.K. & TOWN PLANNING

- 7 DEC 2000

RECEIVED

Existing area under front entrance crossover