

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. D. W. R. Booth,
28 Cowley Road,
Uxbridge,
Middx.
UB8 2LT

CUSA

APPLICATION NO: LB/00/02821

APPLICATION DATED: 05/12/2000

DATE ACKNOWLEDGED: 8 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 52 Sydney Street, London, SW3 6PS
PROPOSAL: Double doors to rear boundary wall.

ADDRESSES TO BE CONSULTED

- 1.
2. 48-56 (EVEN) SYDNEY STREET
3.
4. 53, 57 BURY WALK
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

20 objections

+ any further
to PP/00/1757

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

12/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 52, Sydney Street

52 SYDNEY STREET

POLLING DISTRICT QA

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | LB002821 | 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	II		3/73					✓									

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:

1. The Occupier

File Copy
file
file

2. The Occupier

53 Bury Walk,
London
SW3 6QH

3. The Occupier

55 Bury Walk,
London
SW3 6QH

4. The Occupier

48 Sydney Street,
London
SW3 6PS

5. The Occupier

1st/2nd Floor Flat,
48 Sydney Street,
London SW3 6PS

6. The Occupier

Ground Floor Flat,
48 Sydney Street,
London SW3 6PS

8. The Occupier

52 Sydney Street,
London
SW3 6PS

9. The Occupier

Basement Flat,
52 Sydney Street,
London SW3 6PS

10. The Occupier

54 Sydney Street,
London
SW3 6PS

11. The Occupier
56 Sydney Street,
London
SW3 6PS

12. The Occupier
1st/2nd Floor Flat,
56 Sydney Street,
London SW3 6PS

13. The Occupier
Basement Flat,
56 Sydney Street,
London SW3 6PS

14. The Occupier
Ground Floor Flat,
56 Sydney Street,
London SW3 6PS

21. T. & K. Gurun,
54 Sydney Street,
London,
SW3 6PS

25. Sir Robin Christopher,
53 Bury Walk,
London,
SW3 6QH

28. H.KRALL, HON SEC
THE CHELSEA SOCIETY,
51 MILMANS STREET,
LONDON,SW10 0DA

29. VIVIANNE MAYOR
50 SYDNEY STREET
LONDON
SW3 6PS

30. Ms. M. Buckley,
47 Bury Walk,
London,
SW3 6QE

31. Joan Hayes,
The Sydney Street & District Residents
23 Sydney Street,
London SW3 6PU

32. Mr. Nicholas Huskinson,
11 Glebe Place,
London,
SW3 5LB

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: 020-7361-2012
Extension: 2012
Facsimilie: 020-7361-3463

Date: 12 December 2000

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: DPS/DCSE/LB/00/02821 Your ref: Please ask for: S. Gentry

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 52 Sydney Street, London, SW3 6PS

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 02/02/2001. 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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: LB/00/02821/SG
Room No:**

CODE 1D

Date: 12 December 2000

DEVELOPMENT AT:

52 Sydney Street, London, SW3 6PS

DEVELOPMENT:

Double doors to rear boundary wall.

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

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: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/LB/00/02821/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 52 Sydney Street, London, SW3 6PS

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

Double doors to rear boundary wall.

Applicant Mr. & Mrs. P. Ramsey, 52 Sydney Street, London, SW3 6PS

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

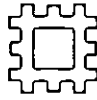
Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

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

- brick arch over garage.
- timber doors
- hardstanding - area + treatment.



ENGLISH HERITAGE

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

Your refs: LB/00/02821
Our ref: LRS/176/0
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of S Gentry

20 DEC 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
52 SYDNEY STREET, SW3**

Applicant: Mr & Mrs P Ramsey
Grade of building(s): II
Proposed works: Double doors to rear boundary wall

Drawing numbers: 00/DB/543/6

Date of application: 05.12.2000
Date of referral by Council: 12.12.2000
Date received by English Heritage: 14.12.2000
Date referred to GOL: 15.12.2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(67)		27 DEC 2000			LA		
APPAS	IO	REC	ARB	FWD PLN	CON DES	FEES	

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

P Calvocoressi
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him

Signed *JLR*
Date *19/12/00*

LR/F



David Booth

BSc. DipSurv. ARICS
Chartered Surveyors

28 Cowley Road, Uxbridge, Middlesex UB8 2LT
Tel: 01895 272829 Fax: 01895 272722
Email: enquiries@boothsurveyors.co.uk

19th December 2000

*Pc Ack (50)
✓ 27/12/00
all*

Ms S Gentry
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Dear Ms Gentry

RE: 52 SYDNEY STREET, LONDON, SW3 6PS

Further to your telephone call, I confirm that hard standing will be provided of a size 2.4 metres wide by 4.8 metres long and will be formed using grasscrete from RMC. This is, as you are probably aware, open squared concrete paving which allows grass to grow within the squares to give the landscaping a more natural and softer look.

I hope this proposal is acceptable to you, however, if you have any further questions, please do not hesitate to contact me.

Yours sincerely

David Booth

RECEIVED BY PLANNING SERVICES							
EX DIP.	PLN.			SW	SE	ENF	AO ACK
(82)		27 DEC 2000					
				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 has received 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:

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: LB/00/02821/SG

Date: 15/12/2000

52 Sydney Street, London, SW3 6PS

Double doors to rear boundary wall.

APPLICANT Mr. & Mrs. P. Ramsey,

Ramsey
ALB
13/12

Sunday

You can call me for say - but
I'm not particularly happy with the
detailing.

- the layout of the road should not be
too far to the side - a bit more -
this is ok on the drawing & accounts but
it's not approved at no. 14.

10/1/76
I think should have been in the original

20/1/76 ~~meeting~~ ~~meeting~~ was about

178

10/1/76

10/1/76

don't know any more about the
detailing of the road

MESSAGE FORM



To

WHILE YOU WERE OUT

M

of

Tel. No

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED		PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re

Message

.....
.....
.....
.....

Signed

Date Time

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr Ramsay
52 Sydney Street
London
SW3 6PS

Switchboard: 020-7937 5464
Extension: 2096
Direct Line: 020 - 7361 2096
Facsimile: 020- 7361 2096



**KENSINGTON
AND CHELSEA**

7th August 2001

My reference: LB/00/2821

Your reference:

Please ask for: Sarah Gentry

Dear Mr Ramsay,

**Re: Town and Country Planning Act 1990
52 Sydney Street, SW3**

I refer to your application for the installation of double doors to the rear of boundary wall.

With regard to the detailing of your proposal, I confirm that, preferably, the proposed gates should stand alone and the wall either side be finished with a brick on edge detail, as approved at no. 54 and shown on the enclosed drawing. Alternatively if you wish to maintain the boundary wall above the gates, there should be a simple timber lintel rather than the brick arch above the gates and the wall should be finished with a brick on edge detail.

If you have any queries please contact the above named officer.

Yours sincerely,

Bruce Coey
Area Planning Officer
for Executive Director, Planning and Conservation

EX DIR	HDC	TP	CAC	AD	CLU	AC ARK
RB KJC		15 NOV 2001			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

09
53

24, Pond Place
London, SW3 6QJ
13 November 2001

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

**Re: 52 Sydney Street (52 Bury Walk), London SW3
LB/00/02821/SG**

This planning application is now over one year old and appears not to be resolved. I am writing again to re-emphasise the objections that I and other neighbours have to it. I have enclosed a copy of my previous letter of objection written on the 27th of December 2000.

The Applicant wants to create an off-street parking place in the garden at the rear of 52 Sydney Street. It would be approached from 52 Bury Walk. The result would be considerable disruption to the street and residents:

- + It would be necessary to install large double doors as an entrance in the brick wall bordering Bury Walk. When opened the doors would obstruct both the pavement and Bury Walk.
- + The existing kerbstone and pavement would need to be modified to form a drive.
- + One residents' parking bay would be lost.

This Application should be refused. The loss of a residents' parking bay would adversely affect us all in the neighbourhood. I do not believe there are grounds on which this could be justified--- namely the creation of a 'private' parking place for a householder at the expense of other permit holders. Parking in Bury Walk and Pond Place is already difficult. I understand that residents' parking bays are sometimes "relocated" but there is not an opportunity to do this Bury Walk or Pond Place.

Thank you for your kind attention.

Yours sincerely,

Margaret Alexander

Mrs. R. A. Alexander

cc. Miss S. Gentry, Planning and Conservation
Mr. K. Deane, Senior Traffic Engineer, Environmental Services

24, Pond Place
London, SW3 6QJ
27 December 2000

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

Re: 52 Bury Walk, London SW3
00/01029
LB/00/02821/SG

These two proposals come very quickly after the two Applications LB/00/1758 and PP/00/1757 were refused last month. Those two Applications concerned the felling of an ash and a fig tree, and the creation of a new opening in the brick wall facing Bury Walk and building of a garage.

I object to both these two new Applications ---

Application 00/01029 is for the felling of the fig. Although it has been abused by the continuous building work at 52 Bury Walk/52 Sydney Street, it remains a fine tree. It definitely adds a distinctive note to the nearly continuous line of trees that forms a very important feature of the west side of Bury Walk. It is an important part of the street scene and overlooked by numerous houses. This tree should not be lost.

Application LB/00/02821 is for large double doors in the rear garden wall bordering Bury Walk. This is completely impracticable. Not only are they opening outwards onto a narrow footpath, they also open onto an existing Kensington and Chelsea Residents' parking bay which is adjacent to the footpath.

Please respect the fig, listed wall, pedestrians and our street parking space by refusing these two Applications.

Yours sincerely,

Mrs. R. A. Alexander

24, Pond Place
London, SW3 6QJ
13 November 2001

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

E-J.M.
16/11/01

EX DIR	HDC	TP	CAC	AD	CLU	AD AK
RB KJC	15 NOV 2001			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

Handwritten initials: E-J.M., 16/11/01, and a signature on the right.

Dear Mr. French,

**Re: 52 Sydney Street (52 Bury Walk), London SW3
LB/00/02821/SG**

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Thank you for your kind attention.

Yours sincerely,

M.A.

Mrs. R. A. Alexander

at last, the promised letter. Hope it's not too late.

cc. Miss S. Gentry, Planning and Conservation
Mr. K. Deane, Senior Traffic Engineer, Environmental Services

24, Pond Place
London, SW3 6QJ
27 December 2000

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

Re: 52 Bury Walk, London SW3
00/01029
LB/00/02821/SG

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Please respect the fig, listed wall, pedestrians and our street parking space by refusing these two Applications.

Yours sincerely,

Mrs. R. A. Alexander

Revisions awaited. Chased 7/8/01.

SG.

10/11

PC ACK/BC

Montagu Building Contractors

6 Thornton Avenue
London
SW2 4HH

Tel: 020 8674 3351
Fax: 020 8671 5378
Mob: 07956 234 122

FACSIMILE

To: Mr. B. Coey, Area Planning Officer

From: Mark Alhadeff

Date: 8th January 2002

No of Pages (including this one): 3

Mr. Coey

RE: 52 Sydney Street

Please find following a copy of my letter sent to you on the 20th December 2001, plus the sketch drawing.

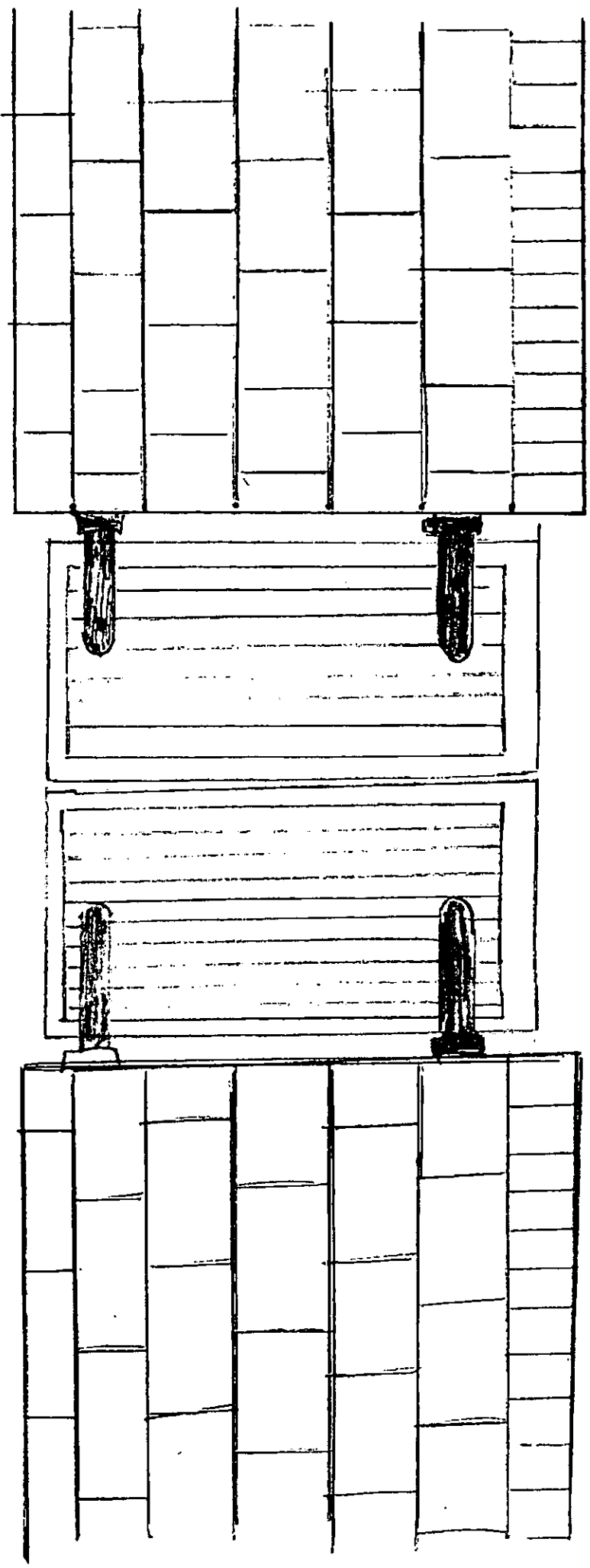
EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
RB	10 JAN 2002				PLANNING	
KJC						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEES

Mark Alhadeff

* Hope the drawing gets to you this time
Please telephone me if it does not I had
originally sent it as a pencil sketch -
obviously it did not pick up.

52 SYDNEY STREET - DETAIL OF REAR WALL AND GATES

- 1 BRICK WALL - EXISTING STOCK BRICKS FINISHED WITH BRICK ON EDGE DETAIL
- 2 GATES - PURPOSE MADE LEIGHT AND BITTED DOORS OPENING 2300 TO MATCH EXISTY DOORS TO SYDNEY



Montagu Building Contractors

6 Thornton Avenue
London
SW2 4HH

Tel: 020 8674 3351
Fax: 020 8671 5378
Mob: 07956 234 122

F A C S I M I L E

To: Mr. B. Coey, Area Planning Officer

From: Mark Alhadeff

Date: 8th January 2002

No of Pages (including this one): 3

Mr. Coey

RE: 52 Sydney Street

Please find following a copy of my letter sent to you on the 20th December 2001, plus the sketch drawing.

Mark Alhadeff

EX DIR	HDC	TP	C.C	AD	CLU	AO AK
R.B.	08 JAN 2002				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	CPIN	DES	FEEs

Montagu Building Contractors

6 Thornton Avenue
London
SW2 4HH

Tel: 020 8674 3351
Fax: 020 8671 5378
Mob: 0956 234 122
mark@lhadeff.fsnet.co.uk

Mr. B. Coey
Area Planning Officer
London Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

20th December 2001

Dear Mr. Coey

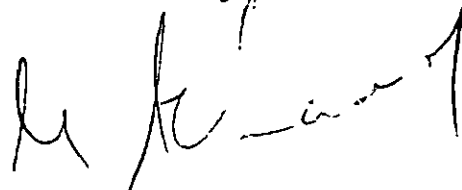
RE: 52 Sydney Street, London SW3 6PS

I enclose a copy of a sketched plan submitted to the Council on the 18th October 2001.

Following your letter of the 7th August, I can confirm that we will comply with your requests as far as the construction of the rear wall and the gates are concerned.

Please let me know if you require any further information.

Yours sincerely,

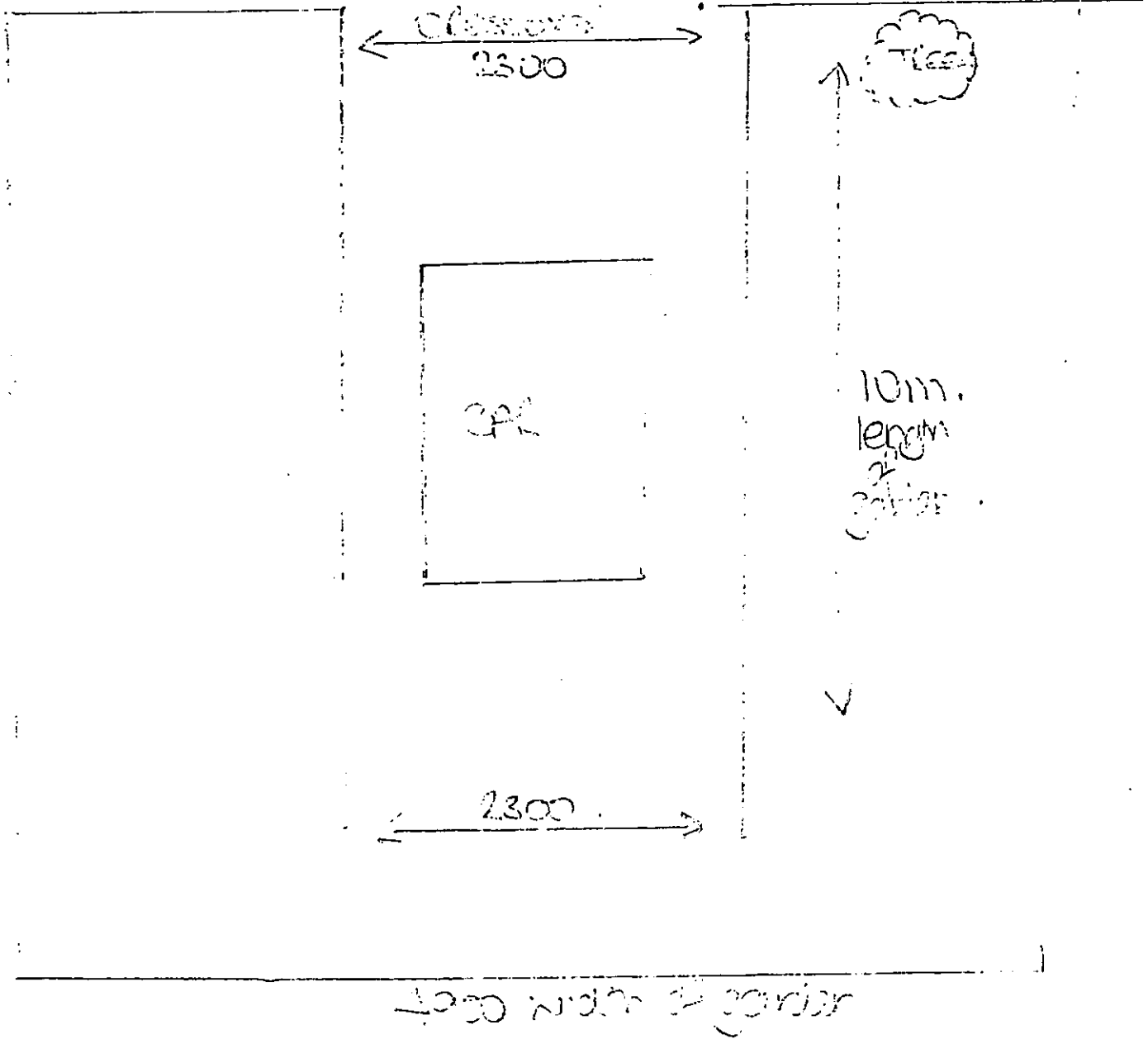


Mark Alhadeff

BOLLY WALK

← RES. PARK →

PAYELKITT

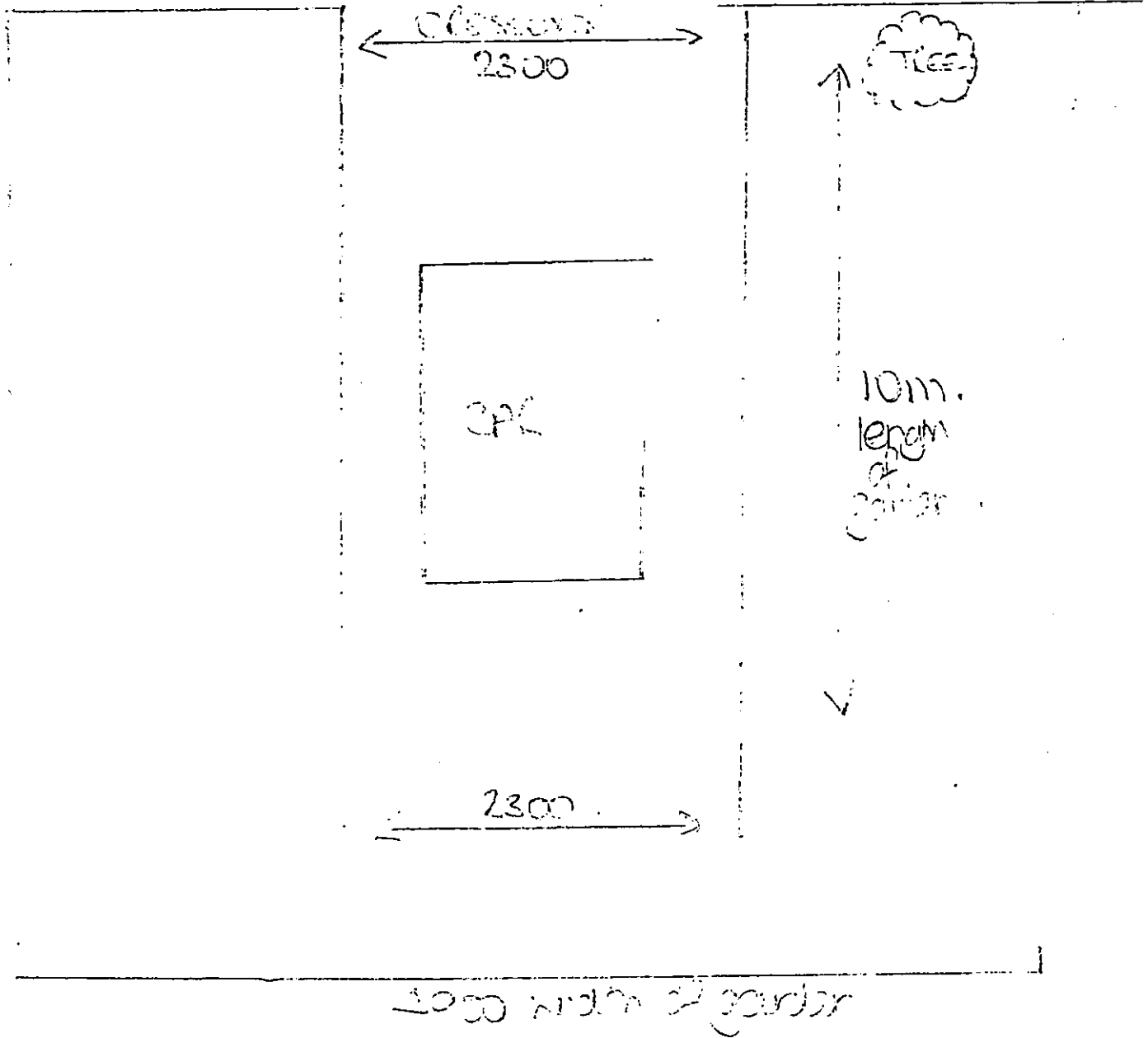


RE: MR & MRS. C. Ramsay - Holder.
52 Sydney St
SW3 6PS.

BOLLY WALK

← RES. SPACE →

PAYELIGHT



RE: MRS. C. Ramsay - Holder.
52 Sydney St
SW3 6PS.

MEMORANDUM

FROM
DIRECTORATE OF PLANNING AND CONSERVATION
My Reference DPS/PC/BRG/19/01
Ext 2013

TO
DEVELOPMENT CONTROL
Your Reference Bruce Coey

Date 10 January, 2002

BC

BRG
✓
15/1

File PP

Pavement Crossover
R/O 52 Sydney Street

I have now received revised parking proposals in respect of this property, and a letter stating that it comprises of more than ten rooms. Copies are attached for your information.

The property is a listed building within a conservation area, but not subject to article 4 direction.

Please advise me, as soon as is possible, if any permissions under the Planning Acts are required. If consent is needed, please let me know if they are likely to be granted if applied for.


Barry Griffin

Montagu Building Contractors

6 Thornton Avenue
London
SW2 4HH

Tel: 020 8674 3351
Fax: 020 8671 5378
Mob: 07956 234 122

F A C S I M I L E

To: Mr B Griffin.

From: Mark Alhadeff.

Date: 09 01 02.

No of Pages (including this one): 2.

Dear Mr Griffin.

RE:- 52 Sydney Street. SW 3

I attach a copy of the sketch showing the plan of the garden and proposed off street parking. I hope you receive the drawing. I suspect it did not come through yesterday as it was a pencil sketch. I have gone over it in ink.

Regards

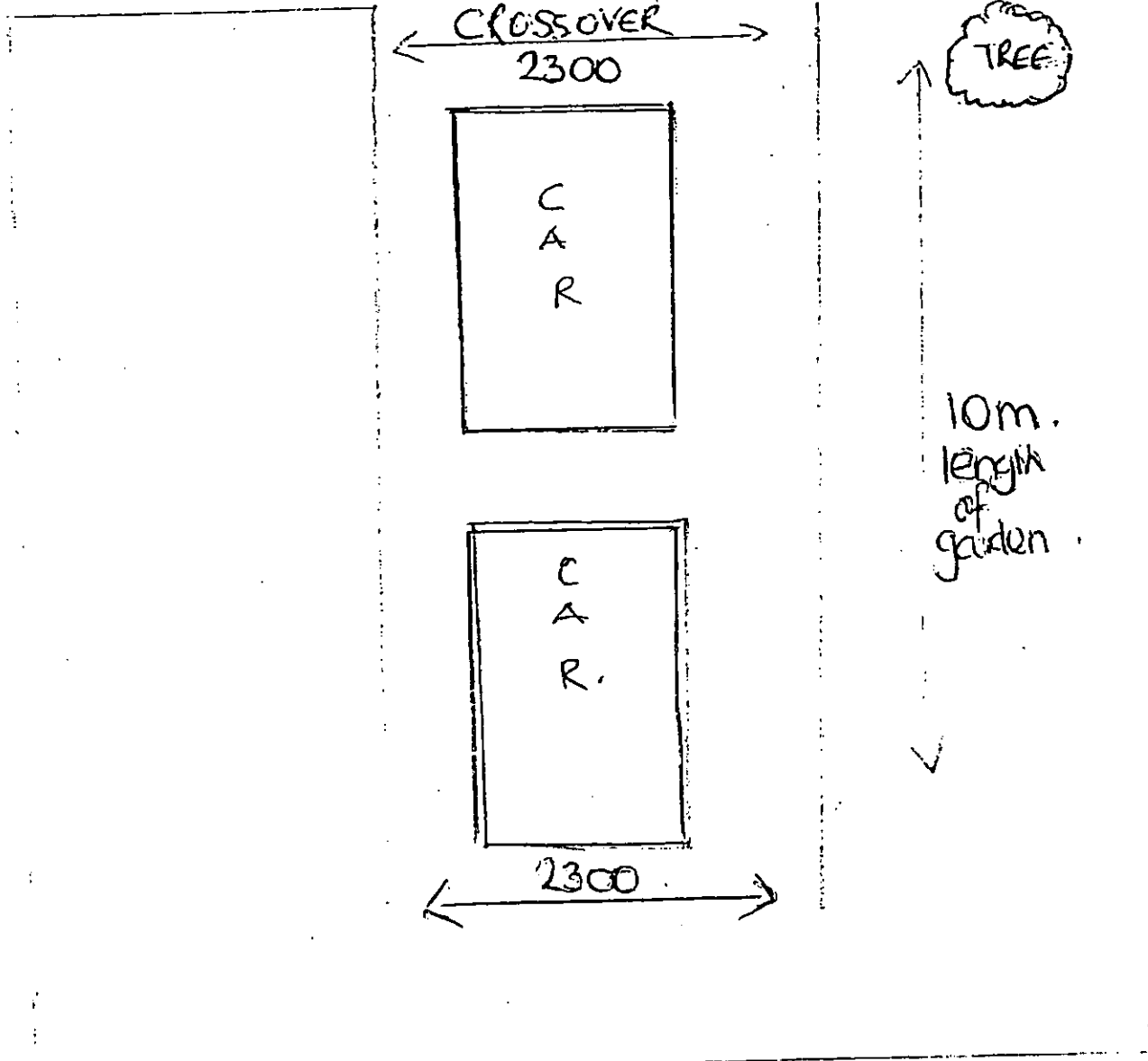
Mark Alhadeff.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
RB KJC		10 JAN 2002			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

BURLY WALK

← RES. PARK →

PAVEMENT



4900 width of garden

WELL TO
BASEMENT.

RE: Mr & Mrs C. Ramsay - Holder.
52 Sydney St
SW3 6PS.

Montagu Building Contractors

6 Thornton Avenue
London
SW2 4HH

Tel: 020 8674 3351
Fax: 020 8671 5378
Mob: 0956 234 122
mark@lhadeff.fsnet.co.uk

Mr. B. Griffin
Planning Officer
London Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

20th December 2001

Dear Mr. Griffin

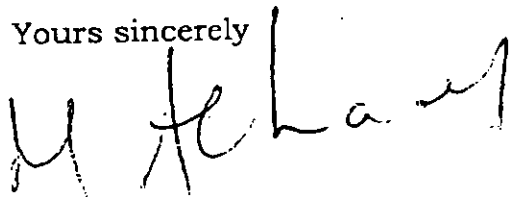
RE: 52 Sydney Street, London SW3 6PS

I enclose a copy of an application sent to you by post and fax on the 18th October 2001.

Further to this I can confirm that the property comprises more than 10 rooms and the parking area is more than sufficient to take 2 vehicles.

Please let me know if you require any further information.

Yours sincerely



Mark Alhadeff

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. Mark Aldadef,
Montagu Building Contractors
Thornton Avenue,
London SWHHSwitchboard: 020 7937 5464
Extension: 2087
Direct Line: 020 7361 2087
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

16 January 2002

B

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

My reference: DPS/DCSE/BC/ Your reference:
LB/00/02821

Please ask for: Mr. B. Coey

Dear Mr. Aldadef,

Planning (Listed Buildings and Conservation Areas) Act 1990
52 Sydney Street, Chelsea, SW3

Thank you for your faxed drawing, dated 8 January, showing the proposed gate to the rear of the above property. Whilst the design would appear to be acceptable, please note that I will require 4 copies of a scale drawing (I would suggest to a scale of 1:50) in order to revise your client's outstanding application for Listed Building Consent.

I would also advise you that I have seen correspondence between you and my assistant Mr. Griffin concerning the construction of a vehicle crossover and the construction of parking spaces in the rear garden. I have to advise you that if your client intends to construct a vehicle hardstanding over the majority of the rear garden, Listed Building Consent would be required. However, as the setting of the Listed Building owes its character from having a garden to the rear as opposed to a car park, I have to advise you that Listed Building Consent is unlikely to be granted.

Yours sincerely,


M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

R(file)

**PLANNING AND CONSERVATION
INTERNAL MEMORANDUM**

TO: DIRECTOR OF TRANSPORTATION AND HIGHWAYS **ROOM NO:**
CC: BARRY GRIFFIN

FROM: EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION **ROOM NO:**
TELEPHONE: 020 7361 2087 **EMAIL:**
DATE: 28 January 2002 **REF:** DPS/DCSE/BC/LB/00/2821
SUBJECT: 52 SYDNEY STREET, CHELSEA, S.W.3.

I am concerned that our Directorates appear to be pursuing different agendas in considering applications to provide off-street parking at the above property. The property is a Listed Building and is occupied as a single family dwelling.

Applications for Planning Permission and Listed Building Consent to erect a new garage and new opening to the rear were refused in November, 2000, one of the reasons for refusal being that the loss of on-street residents parking would be contrary to UDP Policy, in particular Policy TR48

The owner of the house then applied for Listed Building Consent to install new gates in the rear wall. Both the provision of the gates and the formation of an access fall within permitted development tolerance, and do not require planning permission. He has also applied under the Highways Act to install a crossover. Both applications are currently under consideration.

I understand that your officers are willing to permit the crossover, but only if 2 off street parking spaces are provided, on the basis that the house contains more than ten rooms. The owner does not want to provide 2 off street spaces. However, the provision of hard surfacing over such a high proportion of the rear garden would require Listed Building Consent, and as these Listed Buildings in Sydney Street enjoy a setting in gardens, not a hard surfaced car park, a grant of Listed Building Consent would be contrary to UDP Policy, in particular Policy CD58.

There are 2 issues - firstly the loss of an on street residents parking bay. I fail to understand why the number of rooms in the house has any bearing on this, or how the provision of 2, rather than 1, off street spaces mitigates against the loss. Your original comments, prepared by Steve Lauder and dated 15 August 2000, stated that the on-street bay could be re located - perhaps this needs to be explored. Secondly, there is the potentially harmful effect on the character of Listed Buildings, and Conservation Areas if garden space is to be lost and turned over to car parking space. Such a change is contrary to Policy set out in Chapter 4 of the UDP, and I am not prepared to sanction such changes.

I would be grateful if your officers could re-examine this case. The area planning officer, Bruce Coey would be pleased to advise if necessary.

Executive Director, Planning and Conservation.

Bruce

The revised detailing of
the gates + boundary
wall would appear to
be in line with my
previous advice to SG +
to match the appraisal
at no. 54.

Helen 4/3.

MONTAGU BUILDING CONTRACTORS

6 THORNTON AVENUE, LONDON SW2 4HH

TEL. 020 8674 3351

Fax. 020 8333 0979

MOB. 07956 148187



Fax Transmission.

23/2/02

To: Royal Borough Kensington & Chelsea

Attn: Mr B Coey

From: Tim Johnson

Pages 1 of 2

RE. 52 Sidney Street.

Please find attached sketch for proposed rear gates for the above property.

Hard copy in the post.

Regards

Mark Alhadeff.

ejm 25.2.02

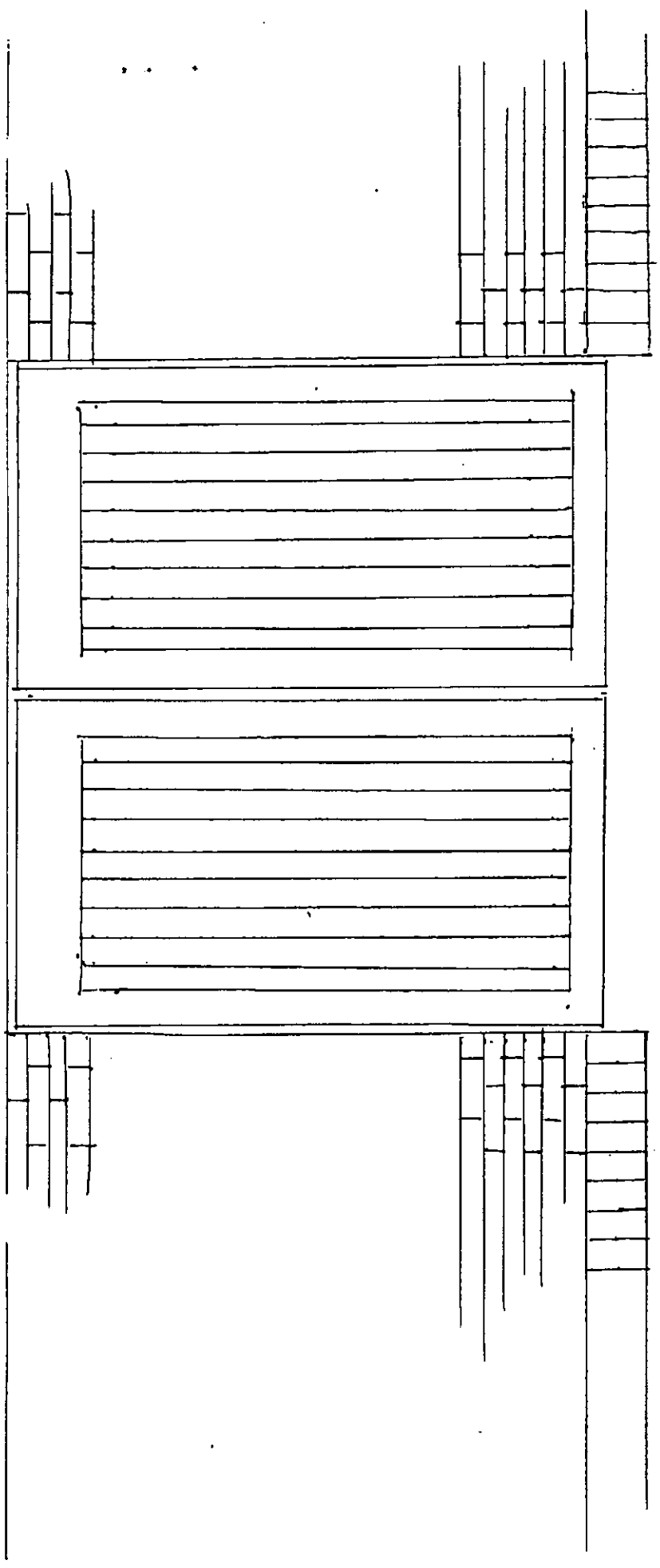
EX DIR	HBG	TP	CAG	AD	CLU	AO AK
R.B. K.C.	25 FEB 2002			PLANNING		
N	C	SW	SE	APP	IO	REC
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Helen - before I reply again reiterating that we are not prepared to deal with a Listed Building Consent App. on the basis of a FAT, could I have your views on the design please

BC 1/3

52 SIANLEY STREET - DETAIL OF REAR WALL AND GATES.

1. BRICK WALL - EXISTING STOCK BRICKS FINISHED WITH BRICKON EDGE DETAIL.
2. GATES - PURPLE WARE LEDGER AND RACED DOOR OPENING 2300MM WIDE x 2270MM HIGH - TO MATCH EXACTLY DOORS TO 54 SIANLEY ST.



SCALE 1:20

5255

Decision to go to
Mr. Rensley

23 Tyrawley Rd
Sw 6 KQT.

MESSAGE FORM

To

WHILE YOU WERE OUT

M

of

Tel. No

CALLED TO SEE YOU		PLEASE RING	
TELEPHONED		PLEASE VISIT	
WANTS TO SEE YOU		WILL RING YOU	
URGENT		WILL CALL AGAIN	

re

Message

.....
.....
.....
.....

Signed

Date Time

REASON FOR DELAY

CASE NO. LB100/2821

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..... 15 MONTHS

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.....

ARCHITECT/AGENT FIRED
CLIENTS EVIDENTLY SEPARATING (the decision notice
needs to be sent to separate addresses!)
INVESTIGATING A NUMBER OF BRANCHES OF CONTROL
CASE OFFICER MOVING TEAMS - OLD CASES GIVEN
LOWER PRIORITY - CASE TAKEN OVER BY AAO

Signed..... [Signature] (Case Officer)

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

CONSERVATION AND DESIGN

**GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS**

Address: 52 Sydney Street

Description: Installation of gates

Application No: LB/00/2821

DC Case Officer: BC

Drawing Nos: 1 un-numbered elevation
received 20.03.02

CD Case Officer: HH/DMcD

Date:

Grant/Refuse: Grant

Formal Observations: The gates are to be installed in the rear wall of the property fronting Bury Walk. There are other similar examples in the street and the proposal is of a traditional timber design.

The special character of the listed building will not be harmed.

Conditions: The gates shall be constructed of timber, painted gloss black and so maintained.

Signed: ----- **Date:** -----

Approved: David J Mc Donald **Date:** 4/04/02

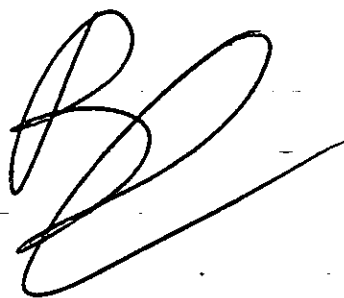
Other Notes:

LB 00/02821

File note

There are currently ongoing enforcement investigations at 52 Sydney Street into:

- ① Unauthorised internal works including removal of fireplace (Mr & Mrs Raussey allegedly blame each other for this!)
- ② Unauthorised rebuilding of rear wall - boundary and pointing all wrong
- ③ Decking layed over rear garden - possible effect on preserved tree

 5/4/2002

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs.R.A.Alexander
24 Pond Place
Chelsea
London SW3 6QJ

Switchboard: 020 7937 5464
Extension: 2087
Direct Line: 020 7361 2087
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk

05 April 2002

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSE/BC/L Your reference:
B/00/2821

Please ask for: B.COEY

Dear Mrs.Alexander

Town and Country Planning Act 1990

Town and Country Planning[General Permitted Development] Order 1995

52 Sydney Street,Chelsea,London,SW3.

I am writing in response to your letter dated 13th November,2001 concerning the application for Listed Building Consent to install double doors in the rear wall of 52 Sydney Street.Although I note your concerns,I have to advise you that this work falls within the scope of 'permitted development' under the above Order,and consequently does not require Planning Permission.Whilst the issues set out in your letter would constitute material considerations if the Council were considering an application for Planning Permission,they do not constitute material considerations for an application for Listed Building Consent,which has to be determined purely on the impact of the proposed works on the Special architectural or historic character of the building.The application will therefore be determined under powers delegated to me.

I would however thank you for your interest.You will be aware that a number of alleged breaches of planning control are currently under investigation at this property,including the rebuilding of the rear wall,the installation of decking over the rear garden,and the removal of internal features.For further information concerning progress of these matters,please contact the senior enforcement officer,Mr.Adamczyk[tel.020 7361 2189].

Yours Sincerely

M.J.French
Executive Director,Planning and Conservation

THE MAYOR GALLERY

22A CORK STREET, LONDON WIS 3NA

Registered Office
TELEPHONE: 020 7734 3558
FAX: 020 7494 1377
e-mail: mail@mayorgallery.com
http://www.artnet.com/mayor.html

As from:
50 Sydney Street
Chelsea
London
SW3

M.J French
Planning and Conservation
The Town Hall
Horton Street
London
W8 7NX

Your reference: DPS/DCSE/LB/00/02821/SG

19 December, 2000

Dear Mr French

Re: 52 Sydney Street, SW3 6PS

Although I have no objection to having the double-door on the rear boundary wall-I have grave reservations as it is at the cost of the fig tree.
I am sure that with careful tree surgery the general feel of the tree which is probably 100 years old and the new owners wishes can accommodated, if this is not possible I feel that the tree should be remain and the resident parking bay be reinstated.
I am enclosing photographs that I took this autumn to show the importance of the fig tree.

Yours sincerely



JAMES MAYOR

Handwritten initials and date:
22/12

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	DE	ENF	AS ACK		
22		22 DEC 2000							
PLN			CON DES		FEES				

NO. 061

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

Ae
DLI

To: Chief Administrative Officer (Planning) Date: 05 April 2002
From: The Executive Director, Planning & Conservation **Our Ref: LB/00/02821/CLBA**

Application Date: 05/12/2000 Complete Date: 08/12/2000
Revised Date: 20/03/2002.

Agent: Mr.P.Ramsay, 52 Sydney Street, Celsea, S.W.3, and Mrs. P.Ramsay, 23 Tyrrawley
~~Road, London SW6 4QT.~~ Address: **52 Sydney Street, London, SW3 6PS**

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

- | | |
|--|---|
| Class - 8th Schedule development | Class - Listed building consent for above Classes. |
| Class - shop fronts | Class - Conservation area consent |
| Class - conversion from non s/c dwellings etc | Class - approval of facing materials |
| Class - amendments as required by T.P. Committee | Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a core shopping frontage. |
| Principal | Class - grant permission license or no objection |
| Class - grant or refuse certificates of Lawful development under | Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class - 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

installation of Double doors to rear boundary wall.

*
RECOMMENDED DECISION Grant listed building consent
RBK&C drawing(s) No. LB/00/02821/A



Applicant's drawing(s) No.1.20 Scale drawing[not numbered]

Number of Objections -1

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below 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/00/02821: 1

[Handwritten signature]
9/4/02

[Handwritten signature]
9/4/02

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. **The gates shall be constructed of timber, painted gloss black, and so maintained Reason- In order to safeguard the special architectural or historic interest of the building [R205].**

INFORMATIVES

1. I09

2. I10A

3. I21A

4. I30

5. You are advised that a number of relevant policies of the Unitary Development Plan and proposed alterations thereto were used in the determination of this case, in particular, Policies CD58 ,
~~CD58~~ (I51)

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

Background Papers

The contents of file LB/00/02821 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: BC
Report Approved By: BC/LAWJ
Date Report Approved:**

DELEGATED REPORT

Address

52 SYDNEY STREET

Reference

LB/00/02821

Conservation Area

CHELSEA

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

**INSTALLATION
OF DOUBLE
DOORS TO REAR**



Unlisted Building - Demolition

whole

part

Who DESIGN

Overcome by Amendment/Withdrawn/Not Relevant/Other

Detailed drawings, appropriately detailed, now received.

Existing **GRADE II** Listed Building. Recently rebuilt rear wall to Busywalk. opening in it reserved for double doors; boarded over at present.

Issues/Policy/Precedent/Conditions/Third Schedule

These works fall within the scope of 'permitted development' and do not require planning permission. The sole issue is therefore the impact of the proposed work on the special character or historic interest of the Building, and compliance with Policy CD 58.

Standards

	satisfactory
Light	<input type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input type="checkbox"/>
Trees	<input type="checkbox"/>

HBMC Direction/Obs.

Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input type="checkbox"/>

A formal observation on the file from the design and conservation officer states that the special character of the building will not be harmed. The gates are of an appropriate design and follow precedents in a number of properties on the east side of Sydney Street which back onto Busywalk. CD 58 is consequently complied with.

There is one objection to the application which is on planning, rather than Listed Building, grounds. The ~~objec~~ objection has been advised accordingly in writing.

GRANT/APPROVE

subject to conditions

Informatives

Report by

[Signature]

Date

05/04/2002

Agreed

[Signature]
8/4/02

File 00/02821

24, Pond Place
London, SW3 6QJ
3 April 2002

Mr. Bruce Coey
Area Planning Officer
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

**Re: 52 Sydney Street (52 Bury Walk), London SW3
DPS/DCSE/LB/00/02821/BC**

I believe this Planning Application should be refused.


The Application is for a pair of large wooden gates to be placed in the brick wall that forms the boundary of this property with Bury Walk. The pavement between the wall and Bury Walk is very narrow and next to the pavement there is a residents' parking bay. As a result, the gates could not be opened without simultaneously obstructing the pavement and hitting the car parked in the residents' parking bay. It is clearly a folly to make such a Planning Application.

I assume the applicants have an ulterior motive. They may want to create an off-street parking space in their garden that would be reached through this gate. If this is the case, I would be very much opposed to such a development. Firstly, it would entail the loss of a residents' parking bay that would adversely affect us all in the neighbourhood. I do not believe there are grounds on which this could be justified--- namely the creation of a 'private' parking place for a householder at the expense of other permit holders. Parking in Bury Walk and Pond Place is already difficult. I understand that residents' parking bays are sometimes 'relocated' but there is not an opportunity to do this in Bury Walk or Pond Place. Secondly, this is the garden of a Grade II listed house and should be protected as such.

Under these circumstances, I don't believe the Council should approve these double doors.

Thank you for your kind attention.

Yours sincerely,



Mrs. R. A. Alexander

ejm 5.4.02 ✓

NDC	TP	CAC	AD	CL	
				PLANNING	
N	C	ARB	APP	IO	REC
		ARB	FPLN	DES	FEES

obj

cc. Mr. K. Deane, Senior Traffic Engineer, Environmental Services
Mr. B. Mount, Highways / Transport
Mr. C. Colwell, Arboriculturist.

24, Pond Place
London, SW3 6QJ
9 March 2002

Mr. Bruce Coey,
Area Planning Officer,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Pc Mark / BC
12-3-02
17

Dear Mr. Coey,

**Re: 52 Bury Walk (rear of 52 Sydney Street), London SW3
LB/00/02821**

For the past two years the continuing development of this property has been most confusing. From the onset in 2000, I have been particularly concerned about three matters and have written twice about them (copy letters enclosed). The three are:

- * Preserving the trees in the garden (an ash and a fig).
- * Preserving the listed brick wall at the back of the garden (bordering Bury Walk) and not creating an opening in it wide enough for cars.
- * Preserving the residents' parking bay in Bury Walk next to the wall.

Misinformation hasn't helped. On 17 October 2001 the planning officer in charge told me it was acceptable to install two large gates (wide enough for a car) in the brick wall and as a result the residents' parking bay adjacent to it would be relocated. From what you indicated when we spoke on the 4th, I now understand the Council has not agreed to this.

In November 2001 the Borough's arboriculturist, believing the developer would plant something in its place, granted permission for the fig to be felled. The fig has been removed but nothing appears to have been planted. Now that wall-to-wall decking has been laid in what was the garden, I am worried about the condition of the ash and if enough space has been left around its base. I asked the arboriculturist to investigate.

When we spoke on the 4th, you said it was the first you had heard that decking had been laid in the garden. For my part, I was dumfounded to learn that the installation of a gate in the wall had NOT been accepted by the Council-- if this is the case there is no reason to lose the residents' parking bay.

In summary, I am not sure ~~the~~ where we stand on these matters relating to the garden area (52 Bury Walk) at rear of 52 Sydney Street. For example--

- * What has been Approved by the Council ?
- * What has been Refused by the Council ?
- * What has been applied for by the developers but is still under consideration by Planning and Conservation and related Departments ?
- * What have the developers ~~have~~ done without Approval which might be subject to an Enforcement Order ?

As I said, it is most confusing. I do not know what subjects are resolved and what remain outstanding. I would be most grateful if the situation could be clarified. Thank you very much for your kind attention.

Yours sincerely,

M B A

Mrs. R. A. Alexander

cc. Mr. K. Deane, Senior Traffic Engineer, Environmental Services

Mr. B. Mount, Highways / Transport

at Mr. C. Colwell, Arboriculturist

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.		K.C.		12 MAR 2002		PLANNING
N	G	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

24, Pond Place
London, SW3 6QJ
13 November 2001

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

**Re: 52 Sydney Street (52 Bury Walk), London SW3
LB/00/02821/SG**

This planning application is now over one year old and appears not to be resolved. I am writing again to re-emphasise the objections that I and other neighbours have to it. I have enclosed a copy of my previous letter of objection written on the 27th of December 2000.

The Applicant wants to create an off-street parking place in the garden at the rear of 52 Sydney Street. It would be approached from 52 Bury Walk. The result would be considerable disruption to the street and residents:

- + It would be necessary to install large double doors as an entrance in the brick wall bordering Bury Walk. When opened the doors would obstruct both the pavement and Bury Walk.
- + The existing kerbstone and pavement would need to be modified to form a drive.
- + One residents' parking bay would be lost.

This Application should be refused. The loss of a residents' parking bay would adversely affect us all in the neighbourhood. I do not believe there are grounds on which this could be justified--- namely the creation of a 'private' parking place for a householder at the expense of other permit holders. Parking in Bury Walk and Pond Place is already difficult. I understand that residents' parking bays are sometimes "relocated" but there is not an opportunity to do this Bury Walk or Pond Place.

Thank you for your kind attention.

Yours sincerely,

Mrs. R. A. Alexander

cc. Miss S. Gentry, Planning and Conservation
Mr. K. Deane, Senior Traffic Engineer, Environmental Services

24, Pond Place
London, SW3 6QJ
27 December 2000

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

Re: 52 Bury Walk, London SW3
00/01029
LB/00/02821/SG

These two proposals come very quickly after the two Applications LB/00/1758 and PP/00/1757 were refused last month. Those two Applications concerned the felling of an ash and a fig tree, and the creation of a new opening in the brick wall facing Bury Walk and building of a garage.

I object to both these two new Applications ----

Application 00/01029 is for the felling of the fig. Although it has been abused by the continuous building work at 52 Bury Walk/52 Sydney Street, it remains a fine tree. It definitely adds a distinctive note to the nearly continuous line of trees that forms a very important feature of the west side of Bury Walk. It is an important part of the street scene and overlooked by numerous houses. This tree should not be lost.

Application LB/00/02821 is for large double doors in the rear garden wall bordering Bury Walk. This is completely impracticable. Not only are they opening outwards onto a narrow footpath, they also open onto an existing Kensington and Chelsea Residents' parking bay which is adjacent to the footpath.

Please respect the fig, listed wall, pedestrians and our street parking space by refusing these two Applications.

Yours sincerely,

Mrs. R. A. Alexander

24, Pond Place
London, SW3 6QJ
9 March 2002

Mr. Bruce Coey,
Area Planning Officer,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

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R.B. K.C.	12 MAR 2002				CLASSIFIED	
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Dear Mr. Coey,

**Re: 52 Bury Walk (rear of 52 Sydney Street), London SW3
LB/00/02821**

For the past two years the continuing development of this property has been most confusing. From the onset in 2000, I have been particularly concerned about three matters and have written twice about them (copy letters enclosed). The three are:

- * Preserving the trees in the garden (an ash and a fig).
- * Preserving the listed brick wall at the back of the garden (bordering Bury Walk) and not creating an opening in it wide enough for cars.
- * Preserving the residents' parking bay in Bury Walk next to the wall.

Misinformation hasn't helped. On 17 October 2001 the planning officer in charge told me it was acceptable to install two large gates (wide enough for a car) in the brick wall and as a result the residents' parking bay adjacent to it would be relocated. From what you indicated when we spoke on the 4th, I now understand the Council has not agreed to this.

In November 2001 the Borough's arboriculturist, believing the developer would plant something in its place, granted permission for the fig to be felled. The fig has been removed but nothing appears to have been planted. Now that wall-to-wall decking has been laid in what was the garden, I am worried about the condition of the ash and if enough space has been left around its base. I asked the arboriculturist to investigate.

When we spoke on the 4th, you said it was the first you had heard that decking had been laid in the garden. For my part, I was dumfounded to learn that the installation of a gate in the wall had NOT been accepted by the Council-- if this is the case there is no reason to lose the residents' parking bay.

In summary, I am not sure ~~the~~ where we stand on these matters relating to the garden area (52 Bury Walk) at rear of 52 Sydney Street. For example--

- * What has been Approved by the Council ?
- * What has been Refused by the Council ?
- * What has been applied for by the developers but is still under consideration by Planning and Conservation and related Departments ?
- * What have the developers ~~have~~ done without Approval which might be subject to an Enforcement Order ?

As I said, it is most confusing. I do not know what subjects are resolved and what remain outstanding. I would be most grateful if the situation could be clarified. Thank you very much for your kind attention.

Yours sincerely,

Margaret B. Alexander

Mrs. R. A. Alexander

cc. Mr. K. Deane, Senior Traffic Engineer, Environmental Services
Mr. B. Mount, Highways / Transport
✓ Mr. C. Colwell, Arboriculturist

24, Pond Place
London, SW3 6QJ
13 November 2001

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

**Re: 52 Sydney Street (52 Bury Walk), London SW3
LB/00/02821/SG**

This planning application is now over one year old and appears not to be resolved. I am writing again to re-emphasise the objections that I and other neighbours have to it. I have enclosed a copy of my previous letter of objection written on the 27th of December 2000.

The Applicant wants to create an off-street parking place in the garden at the rear of 52 Sydney Street. It would be approached from 52 Bury Walk. The result would be considerable disruption to the street and residents:

- + It would be necessary to install large double doors as an entrance in the brick wall bordering Bury Walk. When opened the doors would obstruct both the pavement and Bury Walk.
- + The existing kerbstone and pavement would need to be modified to form a drive.
- + One residents' parking bay would be lost.

This Application should be refused. The loss of a residents' parking bay would adversely affect us all in the neighbourhood. I do not believe there are grounds on which this could be justified---namely the creation of a 'private' parking place for a householder at the expense of other permit holders. Parking in Bury Walk and Pond Place is already difficult. I understand that residents' parking bays are sometimes "relocated" but there is not an opportunity to do this Bury Walk or Pond Place.

Thank you for your kind attention.

Yours sincerely,

Mrs. R. A. Alexander

cc. Miss S. Gentry, Planning and Conservation
Mr. K. Deane, Senior Traffic Engineer, Environmental Services

24, Pond Place
London, SW3 6QJ
27 December 2000

Mr. M. J. French,
Executive Director,
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX

Dear Mr. French,

Re: 52 Bury Walk, London SW3
00/01029
LB/00/02821/SG

These two proposals come very quickly after the two Applications LB/00/1758 and PP/00/1757 were refused last month. Those two Applications concerned the felling of an ash and a fig tree, and the creation of a new opening in the brick wall facing Bury Walk and building of a garage.

I object to both these two new Applications ----

Application 00/01029 is for the felling of the fig. Although it has been abused by the continuous building work at 52 Bury Walk/52 Sydney Street, it remains a fine tree. It definitely adds a distinctive note to the nearly continuous line of trees that forms a very important feature of the west side of Bury Walk. It is an important part of the street scene and overlooked by numerous houses. This tree should not be lost.

Application LB/00/02821 is for large double doors in the rear garden wall bordering Bury Walk. This is completely impracticable. Not only are they opening outwards onto a narrow footpath, they also open onto an existing Kensington and Chelsea Residents' parking bay which is adjacent to the footpath.

Please respect the fig, listed wall, pedestrians and our street parking space by refusing these two Applications.

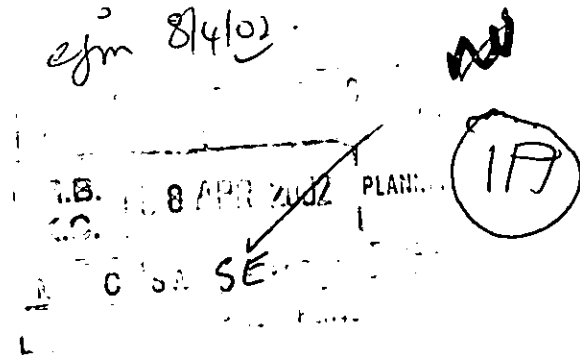
Yours sincerely,

Mrs. R. A. Alexander

Pc Arch / BC

24, Pond Place
London, SW3 6QJ
3 April 2002

Mr. Bruce Coey
Area Planning Officer
Planning and Conservation,
The Royal Borough of Kensington and Chelsea,
The Town Hall,
Hornton Street,
London, W8 7NX



Dear Mr. Coey,

**Re: 52 Sydney Street (52 Bury Walk), London SW3
DPS/DCSE/LB/00/02821/BC**

I believe this Planning Application should be refused.

The Application is for a pair of large wooden gates to be placed in the brick wall that forms the boundary of this property with Bury Walk. The pavement between the wall and Bury Walk is very narrow and next to the pavement there is a residents' parking bay. As a result, the gates could not be opened without simultaneously obstructing the pavement and hitting the car parked in the residents' parking bay. It is clearly a folly to make such a Planning Application.

I assume the applicants have an ulterior motive. They may want to create an off-street parking space in their garden that would be reached through this gate. If this is the case, I would be very much opposed to such a development. Firstly, it would entail the loss of a residents' parking bay that would adversely affect us all in the neighbourhood. I do not believe there are grounds on which this could be justified--- namely the creation of a 'private' parking place for a householder at the expense of other permit holders. Parking in Bury Walk and Pond Place is already difficult. I understand that residents' parking bays are sometimes 'relocated' but there is not an opportunity to do this in Bury Walk or Pond Place. Secondly, this is the garden of a Grade II-listed house and should be protected as such.

Under these circumstances, I don't believe the Council should approve these double doors.

Thank you for your kind attention.

Yours sincerely,

M. B. A.

Mrs. R. A. Alexander

cc. Mr. K. Deane, Senior Traffic Engineer, Environmental Services
Mr. B. Mount, Highways / Transport
Mr. C. Colwell, Arboriculturist. ✓

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs. R. A. Alexander,
24 Pond Place,
Chelsea,
London, SW3 6QJSwitchboard: 020 7937 5464
Extension: 2087
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk**KENSINGTON
AND CHELSEA**

10 June 2002

My reference: DPS/DCSE/BC/
LB/00/02821

Your reference:

Please ask for: B. Coey

Dear Mrs. Alexander,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
52 Sydney Street, Chelsea, SW3

I am responding to your letters dated 9th March and 3rd April and to our subsequent telephone conversation on 5th June concerning the above property. The application to which you refer was an application for Listed Building Consent, not for planning permission, and as such was determined solely on its impact on the special character of the Listed Building.

The effect on the residents parking bay was not a material consideration. I note from inspection on site on 6th June that whilst no crossover has been installed, the residents on street parking bay has now been removed and single yellow line restrictions imposed. These are not works undertaken by the Council in its role as local planning authority and I would advise you to contact the Council's Directorate of Transportation and Highways for any further information.

You may also have noticed that the rear wall has been demolished. This was undertaken as part of a Listed Building enforcement investigation, as the wall recently constructed was built with inappropriate bonding and pointing. For further information concerning this investigation please do not hesitate to contact either myself or the senior planning enforcement officer, Mr. Adamczyk.

Yours sincerely,

Bruce Coey
Area Planning Officer on behalf of
Executive Director, Planning and Conservation *ac*

C

File 00/02821

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



**KENSINGTON
AND CHELSEA**

The Occupier
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file

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361-2079/2080
Facsimile:
020-7361-3463

My reference: Your reference: Please ask Date: 22 March 2002

My Ref: DPS/DCSE/LB/00/02821/BC Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
Proposed development at: 52 Sydney Street, London, SW3 6PS

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

Amended Proposal

Double doors to rear boundary wall.

*****Revised drawings received. Any further comments must be received by 05.04.02*****

Applicant Mr. & Mrs. P. Ramsey, 52 Sydney Street, London, SW3 6PS

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

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

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more 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

RE-NOTIFICATION

APPLICATION NO: LB 00 / 2821

PROPERTY: 52 SYDNEY STREET

Please re-notify all ~~adjacent owners/objectors~~.

Revised drawings received.

Please note this application is due to be considered by the Planning Applications Committee on

Amended/revised description as follows:-

14 DAYS

tick as appropriate

Revised Drawing sent to
Chelsea Library
efm 22.302