

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Ms. Anna-Rose Phipps,
38F Elsham Road,
London,
W14 8HB

APPLICATION NO: PP/04/01109

CASE OFFICER: Ms. L. Sutton

APPLICATION DATED: 07/05/2004

DATE ACKNOWLEDGED: 20 May 2004

APPLICATION COMPLETE: 17/05/2004

DATE TO BE DECIDED BY: 12/07/2004

SITE: 38 Elsham Road, London, W14 8HB

PROPOSAL: Erection of bicycle store in front garden.

ADDRESSES TO BE CONSULTED

1. 36-40 (consec.) Elsham Road (except 38F)
2. 54-57 (consec) " "
3. 37, 38, 39 Elsham Terrace
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.



CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY: ...
English Heritage Setting of Bdgs Grade I or II ...
English Heritage Demolition in Cons. 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 ...
National Rivers Authority ...
Thames Water ...
Crossrail ...
LRT/Chelsea-Hackney Line/Cross Rail Line 2 ...
Victorian Society ...
DTLR Dept. Transport Loc.Gov.& Regions ...

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 - CATEGORY: ...
Govt. Office for London ...
Twentieth Century Society ...

21/5/04 ✓

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer at 3rd February 2004
Buildings and their Units

Building Shell		36	Elsham Road	W14 8HB
Residential Unit	1st Floor Flat	✓ 36	Elsham Road	W14 8HB
Residential Unit	2nd/3rd Floor Flat	✓ 36	Elsham Road	W14 8HB
Residential Unit	Basement Flat	✓ 36	Elsham Road	W14 8HB
Residential Unit	Ground Floor Flat	✓ 36	Elsham Road	W14 8HB
Building Shell		37	Elsham Road	W14 8HB
Residential Unit	Flat A	✓ 37	Elsham Road	W14 8HB
Residential Unit	Flat B	✓ 37	Elsham Road	W14 8HB
Residential Unit	Flat C	✓ 37	Elsham Road	W14 8HB
Residential Unit	Flat D	✓ 37	Elsham Road	W14 8HB
Residential Unit	Flat E	✓ 37	Elsham Road	W14 8HB
Residential Unit	Flat F	✓ 37	Elsham Road	W14 8HB
Residential Unit	Flat G	✓ 37	Elsham Road	W14 8HB
Building Shell		38	Elsham Road	W14 8HB
Residential Unit	Flat A	✓ 38	Elsham Road	W14 8HB
Residential Unit	Flat B	✓ 38	Elsham Road	W14 8HB
Residential Unit	Flat C	✓ 38	Elsham Road	W14 8HB
Residential Unit	Flat D	✓ 38	Elsham Road	W14 8HB
Residential Unit	Flat E	✓ 38	Elsham Road	W14 8HB

Residential Unit	Flat F	38	Elsham Road	W14 8HB
Residential Unit	Flat G	38	Elsham Road	W14 8HB
Residential Building		39	Elsham Road	W14 8HB
Building Shell		40	Elsham Road	W14 8HB
Residential Unit	Flat 1: Garden Flat	40	Elsham Road	W14 8HB
Residential Unit	Flat 2	40	Elsham Road	W14 8HB
Residential Unit	Flat 3	40	Elsham Road	W14 8HB
Residential Unit	Flat 4	40	Elsham Road	W14 8HB
Residential Unit	Flat 5	40	Elsham Road	W14 8HB
Residential Unit	Flat 6	40	Elsham Road	W14 8HB
Residential Unit	Flat 7	40	Elsham Road	W14 8HB
Building Shell		54	Elsham Road	W14 8HD
Residential Unit	1st Floor Flat	54	Elsham Road	W14 8HD
Residential Unit	2nd Floor Flat	54	Elsham Road	W14 8HD
Residential Unit	3rd Floor Flat	54	Elsham Road	W14 8HD
Residential Unit	Basement Flat	54	Elsham Road	W14 8HD
Residential Unit	Ground Floor Flat	54	Elsham Road	W14 8HD
Building Shell		55	Elsham Road	W14 8HD
Residential Unit	Flat A	55	Elsham Road	W14 8HD
Residential Unit	Flat B	55	Elsham Road	W14 8HD
Residential Unit	Flat C	55	Elsham Road	W14 8HD

Residential Unit	Flat D	55	Elsham Road	W14 8HD
Residential Unit	Flat E	55	Elsham Road	W14 8HD
Building Shell		56	Elsham Road	W14 8HD
Residential Unit	Flat A	56	Elsham Road	W14 8HD
Residential Unit	Flat B	56	Elsham Road	W14 8HD
Residential Unit	Flat C	56	Elsham Road	W14 8HD
Building Shell		57	Elsham Road	W14 8HD
Residential Unit	Flat A: Basement Flat	57	Elsham Road	W14 8HD
Residential Unit	Flat B: Ground Floor Flat	57	Elsham Road	W14 8HD
Residential Unit	Flat C: 1st Floor Flat	57	Elsham Road	W14 8HD
Residential Unit	Flat D: 2nd Floor Flat	57	Elsham Road	W14 8HD
Building Shell		37	Elsham Terrace	W14 8AT
Building Shell		38	Elsham Terrace	W14 8AT
Building Shell		39	Elsham Terrace	W14 8AT

Total Number of Buildings and Units Found 54

45

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



C.M.

KENSINGTON
AND CHELSEA

ADDRESS

38 Elsham Road

POLLING DISTRICT

H0A

PP041109

HB Buildings of Architectural Interest
AMI Areas of Metropolitan Importance
MDO Major Sites with Development Opportunities
MOL Metropolitan Open Land
SBA Small Business Area
PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre
AI Sites of Archeological Importance
SV Designated View of St. Paul's from Richmond
SNCI Sites of Nature Conservation Importance
REG 7 Restricted size and use of Estate Agent Boards
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
			K.6						C N						

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

38 ELSHAM ROAD

Property Card N° : 0296 043 00

Sitename : BUILDING ALSO INCLUDES 38 ELSHAM TERRACE, HOLLAND ROAD

Comment :
TP Arch/History : HIST
See Also :Xref :
Notes :

TP No TP/86/1993 Brief Description of Proposal 1 of 1CONVERSION INTO SEVEN SELF-CONTAINED FLATS WITH NEW
MANSARD ROOF AS FOLLOWS: FLAT A - 2 BED,
FLAT B - 2 BED, FLAT C - 2 BED,
FLAT D - ONE BED, FLAT E - ONE BED,
FLAT F - ONE BED, FLAT G - ONE BEDReceived 12/09/1986 Decision & Date
Completd 18/09/1986 Conditional 02/01/1987
Revised 02/12/1986

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

Ac

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

DELEGATED

Date: 12/07/2004

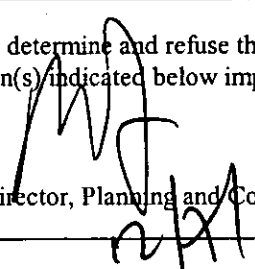
APP NO. PP/04/01109/CHSE

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.

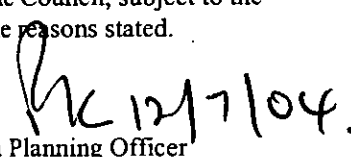
Class - 8th Schedule development

RECOMMENDED DECISION: Refuse planning permission

I hereby determine and refuse 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

ADDRESS OF SITE:

**38 Elsham Road, London,
W14 8HB**

APPLICATION DATED

07/05/2004

APPLICATION COMPLETE

17/05/2004

APPLICANT/AGENT ADDRESS:

Ms. Anna-Rose Phipps,
38F Elsham Road,
London,
W14 8HB

APPLICATION REVISED

APPLICANT: Ms. Anna-Rose Phipps,

DELEGATED

12 JUL 2004

REFUSAL

CONS AREA

N/A

CAPS No

ART '4' No

WARD Holland

LISTED BUILDING No

ENG. HERITAGE

CONSULTED 47

OBJ. 3

SUP. 0

PET. 0

PROPOSAL: Erection of shed in front garden

RBK&C Drawing No(s): PP/04/01109

Applicant's Drawing No(s) Drawing number 1 and unnumbered catalogue picture received 13th May 2004

PP/04/01109: 1

REASONS FOR REFUSAL

1. The proposed shed by virtue of its design and appearance will have a detrimental impact on the appearance of the surrounding area. On this basis it is considered contrary to policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan in particular Policies CD27, CD50 and CD51.

INFORMATIVE(S)

1. 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 CD27, CD50 and CD51. (I51)

DELEGATED REPORT

PP/04/01109

1.0 THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a metal shed in the front garden of 38 Elsham Road.

2.0 PLANNING CONSIDERATIONS

- 2.1 The main considerations in this case relate to the impact of the proposed shed upon the appearance and character of the surrounding area.
- 2.2 The relevant policies are contained in the 'Conservation and Development' chapter of the Unitary Development Plan with Policies CD27, CD50 and CD51 being considered of particular relevance in the determination of this application.
- 2.3 The proposed shed is to be erected in the front garden of 38 Elsham Road and is to be constructed from metal. The shed is to 1.98m by 1.19m and 1.74m in height. The proposed shed will be easily seen from Elsham Road given the height of the roadside fence. In addition to this the materials that the shed is to be constructed from are not appropriate to the area and could set a precedent for further similar proposals in the area.
- 2.4 Observations have been received from the Director of Transportation in relation to this application. The dimensions

of the bicycle shed are sufficient to store a single bicycle. It is considered that the proposal would not have any significant impact on transport and thus no objections have been raised to this proposal.

- 2.4 It is considered that the proposed shed in the front garden would adversely affect the character and appearance of the surrounding area and would set an unwelcomed precedent.

3.0 PUBLIC CONSULTATION

- 3.1 Forty six properties along Elsham Road and Elsham Terrace were notified of this application. Three letters of objection were received and can be summarised as follows:

Scale and appearance

It is agreed that the size and materials that the shed is to be constructed from are not appropriate to the area.

Loss of light

The shed could reduce the level of light to the garden, however given the size of the shed this would be minimal.

Unfair that one tenant should be allowed a shed

This is not a material planning consideration

Housing Trust have not given permission for the shed to be built.

This is not a material planning consideration.

4.0 RECOMMENDATION

- 4.1 Refuse planning permission.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/04/01109 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: LRS

Report Approved By: PK/LAWJ *PK/LAWJ*

Date Report Approved:

12/11/00

RBK&C TRANSPORTATION COMMENTS

PP Number: 04/1109	Address: Flat f 38 Elsham Road W14	Date of obs: 16/6/04
------------------------------	--	--------------------------------

Proposal:
Construction of a bicycle store in front garden

More info needed	No Objection	No objection STC	Concern Raised	Objection
	✓			
Initial Observations		Transportation Officer:	DC Officer:	
Full Observations	✓	Gillian Palmer	Louisa Sutton	
Further Observations (no.)				

Comments:

1. This application seeks permission for a bicycle store in the front garden.
2. The provision of convenient and secure bicycle storage is in accordance with UDP policy TR9 and is to be welcomed.
3. The dimensions of the store are sufficient to store a single bicycle. I presume that this is the intention.
4. No objection

Relevant transportation policies: TR9

Recommendation: no objection

Conditions: structure to be retained for the storage of a bicycle

Signed



✓

1 June

OBJ ✓ RB
4/6

M. J. French

Executive Director, Planning and Conservation

Dear Sir:-

I am writing in response to the proposed erection of a bicycle shed in the front garden at 38 Elsham Road, London W14 8HB

I am opposed for the following reasons:-

- ① scale and appearance - ugly aluminium
- ② impact upon surrounding areas and adjoining neighbors

I strongly feel that this proposal should be denied.

Perhaps Ms. Phipps simply needs to buy a lock and chain.

The above named party will be inclined to totally ignore the planning commission. She should be carefully checked.

Thank you for your consideration.

R.B.K.C Planning Dept

04 JUN 2004

AORCL/C

(10) Gregg B. Kenyon
36 Elsham Road
Flat 2
London W14 8HB

Reference :- PS/DEC/PP/04/01109/LRS

Mr M J French
Executive Director
Planning and Conservation
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

38c Elsham Road
London W14 8HB

25th May 2004

CLRS
04/1109

[Handwritten signature]

Dear Mr French

**RE: Proposed development at: 38 Elsham Road, London W14 8HB
Erection of bicycle store in front garden.
Applicant Ms Anna-Rose Phipps, 38F Elsham Road, London W14 8HB**

In response to your communication of the 21st May concerning the above application, I wish to express my firm opposition to the proposed erection of a shed in the front garden of this house.

I have already written and faxed over my objection to the plan last week and I wish to reiterate that. The shed is large metal building, not suitable for the frontage of any house. It will not only disfigure the front of the garden but also block the light to the basement and ground floor flats. Miss Phipps has not consulted any of the other tenants, will almost certainly have little wish to share the facilities of her shed and in effect will be commandeering part of the common areas for her personal use. There has been a long history of problems with Miss Phipps in the house and I suspect this is a continuation of these.

I have spoken to Ms Tina Dubois at Notting Hill Housing Trust and she informed me last week that they are to tell Miss Phipps that they will not give permission for this shed to be built. I hope that this may be the conclusion that you come to as well.

I am concerned that she will go ahead with her plan regardless of gaining permission as she has threatened to do. Is there any way this can be avoided?

I enclose a copy of the original objection to NHHT which has been signed by three tenants.

Yours sincerely

[Handwritten signature: K S Gunnell]

Mrs Karen J Gunnell
Tenant, Flat C, 38c Elsham Road.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.			7/8 MAY 2004		PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEEs	

Miss T DuBois
Caseworker
Notting Hill Housing Trust
27 Hammersmith Grove
London W6 0JL

38 Elsham Road
London W14 8HB

17.5.2004

Dear Ms DuBois

Re: Proposed erection of a shed by Miss Phipps in the garden of 38 Elsham Road.

Thank you for your letter of 20th April concerning the proposed erection of a shed 4 foot by 6 foot to be sited in the communal garden of no 38, Elsham Road W14

I am extremely uneasy about this for the following reasons:

1. The proposed structure seems quite large and, although the height of the shed is not specified in your letter, I presume it may be as much as 6 foot. If it is placed near the wall it block light from the garden which is already deeply shaded. If is sited near the house would block the light to both the ground floor and basement flats.
2. Once established, such a building will be almost impossible to remove or change if does cause problems.
3. It may attract vandals – there has been a considerable amount of vandalism recently in Elsham Road and we have had various local police notices through the door about this. I am particularly concerned about another fire in or near the building.
4. It really is not fair that a fair chunk of the garden should be sequestrated for the private use of one resident – I think we can be sure that Miss Phipps will not be willing to share the facilities of the shed with the other tenants.
5. Everyone else in the house has had to bring their bikes inside for security, including myself for the past ten years as Miss Phipps has claimed a monopoly on the only space outside where bikes can be secured, becoming very hostile to anyone else who tries to share the railings.

I trust that you will treat this information with confidentiality because, from past experience, Miss Phipps is capable of becoming quite violent if she does not always get her own way about things.

Yours Sincerely

A. Hogan
A. HOGAN
38 B.

K.S. Gannell
(Flat C.)

38c

EX SIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.					28 MAY 2004	
					PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

21/5/04

MRS A HOBAN
38B ELSHAM RD
WILK 8-1BRef PS/DCC/PP/04/01109/LRS


EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	2 JUN 2004			WARNING		
N	C	SW	SE	AD	IO	REQ
			ARB	PLN	DES	ERS

140

Dear Sirs

I'm writing to object very strongly to the proposed erection of a bicycle shed in the front garden of 38 Elsham Rd, I live on the ground floor and think this shed is very unnecessary and will be an eyesore, it will also block out a lot of light. This is a commonall garden and if all tenants asked for a shed it would be impossible as there are 7 flats in the property, so it seems very unfair ~~to~~ that one tenant can have such a large section of the garden, there are railings in the garden where miss phipps can chain her bike too, Also miss phipps suffers mental health problems and if this shed is built it will cause a lot of problems for all tenants.

Yours Sincerely

 A. HOBAN

(LTS)

Mr M J French
Executive Director
Planning and Conservation
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

38c Elsham Road
London W14 8HB

25th May 2004

1109

Also faxed 28.5.04

Dear Mr French

RE: Proposed development at: 38 Elsham Road, London W14 8HB
Erection of bicycle store in front garden.
Applicant Ms Anna-Rose Phipps, 38F Elsham Road, London W14 8HB

In response to your communication of the 21st May concerning the above application, I wish to express my firm opposition to the proposed erection of a shed in the front garden of this house.

I have already written and faxed over my objection to the plan last week and I wish to reiterate that. The shed is large metal building, not suitable for the frontage of any house. It will not only disfigure the front of the garden but also block the light to the basement and ground floor flats. Miss Phipps has not consulted any of the other tenants, will almost certainly have little wish to share the facilities of her shed and in effect will be commandeering part of the common areas for her personal use. There has been a long history of problems with Miss Phipps in the house and I suspect this is a continuation of these.

I have spoken to Ms Tina Dubois at Notting Hill Housing Trust and she informed me last week that they are to tell Miss Phipps that they will not give permission for this shed to be built. I hope that this may be the conclusion that you come to as well.

I am concerned that she will go ahead with her plan regardless of gaining permission as she has threatened to do. Is there any way this can be avoided?

I enclose a copy of the original objection to NHHT which has been signed by three tenants.

Yours sincerely

K S Gunnell

Mrs Karen J Gunnell
Tenant, Flat C, 38c Elsham Road.

(42)

EX DIR	HDC	TP	CAC	AD	CLU	AC
R.B. K.C.		01 JUN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEB

Miss T DuBois
Caseworker
Notting Hill Housing Trust
27 Hammersmith Grove
London W6 0JL

38 Elsham Road
London W14 8HB

17.5.2004

Dear Ms DuBois

Re: Proposed erection of a shed by Miss Phipps in the garden of 38 Elsham Road.

Thank you for your letter of 20th April concerning the proposed erection of a shed 4 foot by 6 foot to be sited in the communal garden of no 38, Elsham Road W14

I am extremely uneasy about this for the following reasons:

1. The proposed structure seems quite large and, although the height of the shed is not specified in your letter, I presume it may be as much as 6 foot. If it is placed near the wall it block light from the garden which is already deeply shaded. If is sited near the house would block the light to both the ground floor and basement flats.
2. Once established, such a building will be almost impossible to remove or change if does cause problems.
3. It may attract vandals – there has been a considerable amount of vandalism recently in Elsham Road and we have had various local police notices through the door about this. I am particularly concerned about another fire in or near the building.
4. It really is not fair that a fair chunk of the garden should be sequestrated for the private use of one resident – I think we can be sure that Miss Phipps will not be willing to share the facilities of the shed with the other tenants.
5. Everyone else in the house has had to bring their bikes inside for security, including myself for the past ten years as Miss Phipps has claimed a monopoly on the only space outside where bikes can be secured, becoming very hostile to anyone else who tries to share the railings.

I trust that you will treat this information with confidentiality because, from past experience, Miss Phipps is capable of becoming quite violent if she does not always get her own way about things.

Yours Sincerely



A. HOGAN
38 B.

 38e.

K.S. Gurnell
(Flat C)

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.		01 JUN 2004			PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs

38 Elsham Road.

26/05/04

LS



REASON FOR DELAY

CASE NO. 04/1109

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.....

have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- Delays due to internal Consultation [highlight one or all]
- (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other

Further neighbour notification/external consultation necessary (spread or time period)

Awaiting Direction from English Heritage/other EH delays...

Revisions requested, but not received in time

Revisions received but inadequate – further revisions requested

Revisions received but reconsultation necessary

Of the Committee cycle

Applicant's instruction

OTHER REASON.....

..... (Case Officer)

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

FILE COPY

1

Switchboard: 020-7937-5464

Extension: 2079/ 2080

Direct Line: 020-7361 - 2079/ 2080

Facsimile: 020-7361-3463

Date: 21 May 2004

My reference: Your reference:
My Ref: PS/DCC/PP/04/01109/LRS

Please ask for: Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 38 Elsham Road, London, W14 8HB

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. Please telephone should you require further information.

Proposal for which permission is sought Erection of bicycle store in front garden.

Applicant Ms. Anna-Rose Phipps, 38F Elsham Road, London, W14 8HB

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

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/04/01109/LRS
Room No:**

CODE SL

Date: 21 May 2004

DEVELOPMENT AT:

38 Elsham Road, London, W14 8HB

DEVELOPMENT:

Erection of bicycle store in front garden.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation



INVESTOR IN PEOPLE

Notting Hill Housing Group
Grove House
27 Hammersmith Grove
London W6 0JL
Tel: 020 8357 5000 Fax: 020 8357 5299
www.nottinghillonline.com

NOTTING HILL



PP041109

Mr Cunningham

Our ref : TD/LST
Your ref :

38G Elsham Road
London
W14 8Hb

Direct line : 020 8357 4807
Direct fax : 020 8357 4751
Email : tdubois@nhhg.org.uk

20th April 2004

Dear Mr Cunningham

LETTER TO ALL RESIDENTS OF 38 ELSHAM ROAD

We have received a request from Ms Phipps of Flat F to erect a shed in the communal garden to keep her bike in. It is not the Trust's normal policy to allow individual tenants to erect their own sheds etc in communal spaces but we are considering this request as Ms Phipps has suffered a number of incidents of damage to her bike.

Ms Phipps has suggested that the shed, measuring 6foot by 4 foot, be sited in the front, far corner from the gate. If approved, the Trust would check that any shed is properly built and fixed and that there are agreed procedures to ensure proper maintenance and safety. Currently the Trust is just at the stage of considering the request.

I am writing to all tenants in the house to ask if you have any objections to the request by Ms Phipps that she is given permission to erect a shed in the communal garden.

If you have any objections please ring me on the number above or drop me a line or email. Please do also contact me if you would like any further information on this matter.

Yours sincerely

Tina DuBois
Caseworker

P.T.O.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	13 MAY 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEEs



Providing affordable homes for people in housing need

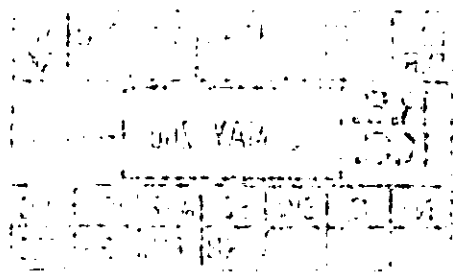
A charity incorporated as an Industrial and Provident Society
limited by shares registered in England (16558R)
Registered at the Housing Corporation (L0035)
Registered office Grove House 27 Hammersmith Grove London W6 0JL

Patron: HRH The Duchess of Gloucester GCVO
Founder and President: The Reverend Bruce Kenrick
Vice President: Lionel Morrison OBE
Chairman: Lord Sawyer of Darlington
Interim Group Chief Executive: Ingrid Reynolds

Anna, you have my backing for the plans for
a shed to be built for your
bicycle.

I have just sold my bicycle,
because, after 4 months of taking
it up 3 flights of stairs, to ensure
its safety, I've had enough!

PTO





No 33

ELSHAM ROAD

EL25 MG1o RL FNW FFy BUhi AIn PAh SUn
JUL/08/04 ID860-123<11>FOTOC

38 ELSHAM ROAD



38 ELSTHAM ROAD

EL25 MGV RL FN FEN BUCHAIN PAH SUN
JUL/08/04
10860-123<19>FOTOC

ELSTHAM ROAD

No 28



ELSTAM ROAD

1/3 39

EL25 M604 RL FNB FFY BUH! AIV PAC SUN
JUL/07/04 ID860-123< 1XF010C

38 ELSTAM ROAD



30

Nº 30 ELSHAM ROAD

EL25 MHT RL FNB FFY BÜH! Aiy PAH, SÜH
JUL/08/04 ID860-123<14XFOTOC

38 ELSHAM ROAD



38 ELSHAM ROAD

EL25 MGB RL FNB FFV BUK! AIX PAH SUN
JUL/08/04 ID860-123<13>FOTOC

N=30

ELSHAM ROAD



PHOTOGRAPH OF
FRONT GARDEN WHERE
BICYCLE STAND ERECTION
PROPOSED (WHEELS
MARKED
WITH "X")

PP-4110

Delivered FREE to your door usually within 14 days!

* £3.95 on orders under £125. See page 1176.

In-store
0870 600 2020
www.argos.co.uk

8 Pent metal shed.

Resin coated galvanized steel. Double sliding lockable doors. Anchor kit included. Base not included. ††
Home delivery only*

Size (W)198, (D)119, Ridge (H)174cm.
cat no 705/2893 **£119.99**
Size (W)238, (D)119, Ridge (H)174cm.
cat no 705/2903 **£159.99**
Size (W)298, (D)119, Ridge (H)174cm.
cat no 705/2965 **£189.99**

9 Yardmaster "deluxe" metal garden shed.

Maintenance free galvanised steel. Translucent roof panels, double sliding doors, anchor kit for fixing to concrete base or flagstones (not supplied). ††
Home delivery only*

Size (W)185, (D)125, Ridge (H)189cm.
cat no 705/1502 **£149.99**
Size (W)185, (D)185, Ridge (H)189cm.
cat no 705/2996 **£169.99**
Size (W)185, (D)226, Ridge (H)189cm.
cat no 705/1265 **£239.99**
Size (W)226, (D)285, Ridge (H)193cm.
cat no 705/3005 **£269.99**
Size (W)285, (D)207, Ridge (H)202cm.
cat no 705/1289 **£289.99**
Size (W)285, (D)267, Ridge (H)202cm.
cat no 705/1461 **£329.99**
Size (W)285, (D)387, Ridge (H)202cm.
cat no 705/1856 **£399.99**

10 Yardmaster metal shiplap shed.

Pale green wood like appearance. Anchor kit provided for securing structure to base. Base not included. Lockable sliding doors fitted on inside. 2 full length gutters. ††
Home delivery only*

Overall size (W)243, (D)197, (H)215cm.
cat no 705/1849 **£299.99**
Overall size (W)303, (D)197, (H)224cm.
cat no 705/2013 **£349.99**
Overall size (W)303, (D)237, (H)224cm.
cat no 705/2020 **£399.99**
Overall size (W)303, (D)396, (H)224cm.
cat no 705/2037 **£499.99**

11 Yardmaster maintenance free garage.

High strength galvanised panels. 2 translucent roof panels, and anchor kit for fixing to concrete base (not supplied). Overall size (W)293, (D)520, (H)221cm. Double hinged doors opening to (W)257 x (H)178cm. ††
Home delivery only*

cat no 705/1629 **£629.99**

12 Garden rooms.

Made from galvanised steel with a white PVC trim finish, glazed with UV stabilised pre-cut panels. Roof and base glazed with translucent twin wall sheets. Hinged door and sliding window. ††
Home delivery only*

Height: 177cm (front), 232cm (back).
cat no 705/2219 **£199.99**
Height: 177cm (front), 351cm (back).
cat no 705/2202 **£249.99**

Metal sheds – all have a minimum 10 year anti-rust guarantee (see product for details)



Garden room



†† 2 man assembly required.

* HOME DELIVERY ONLY order by phone, online, in-store £3.95 charge on orders under £125, see page 1176



PAY NOTHING for 6 months!

When you spend
£195 or more.

Pay the cash price within 6 months and we won't charge you any interest! See page 178

All our wooden buildings are of a superior tongue and grooved timber construction and are factory treated

Wooden sheds



Buy now
pay later!* 6 months

from
£169.99

Available in 3 sizes.
(3 window option shown)



Buy now
pay later!* 6 months

from
£499.99

Available in 2 sizes.



Buy now
pay later!* 6 months

from
£219.99

Available in 3 sizes.

Summer houses



Buy now
pay later!* 6 months

£599.99



Buy now
pay later!* 6 months

£699.00



Buy now
pay later!* 6 months

£999.00

1 Apex wooden garden shed.

Complete with roof, roofing felt, hinged door, perspex glazed windows, OSB floor (resin bonded board) and instructions. Requires a quality timber treatment after assembly.††
Home delivery only*

With 2 perspex glazed windows.

Size (W)119, (D)178, Ridge (H)200cm.

cat no 705/1454 **£169.99**

Size (W)149, (D)212, Ridge (H)200cm.

cat no 705/2068 **£239.99**

With 3 perspex glazed windows.

Size (W)183, (D)243, Ridge (H)203cm.

cat no 705/1272 **£248.50**

2 Pent wooden sheds.

Complete with roofing felt, 2 perspex glazed windows, hinged door with pad bolt, OSB floor (resin bonded board) and instructions. Requires a quality timber treatment after it has been assembled.††
Home delivery only*

Size (L)119, (W)178, Ridge (H)195cm.

cat no 705/2109 **£219.99**

Size (L)152, (W)213, Ridge (H)195cm.

cat no 705/1722 **£244.50**

Size (L)183, (W)244, Ridge (H)195cm.

cat no 705/1980 **£299.99**

3 Workshop wooden sheds.

Complete with roofing felt, lockable double doors for maximum access, 4 perspex windows, floor and instructions. Requires a quality timber treatment after assembly.††
Home delivery only*

Size (L)304, (W)244, Ridge (H)226cm.

cat no 705/1997 **£499.00**

Size (L)366, (W)244, Ridge (H)226cm.

cat no 705/2130 **£549.99**

4 Kendall summerhouse.

Lockable perspex glazed double doors, 2 fixed perspex windows to front plus interchangeable side window. With veranda extension and side rails. Requires a quality timber treatment after assembly.††
Home delivery only*

cat no 705/1760 **£599.99**

5 Buttermere 'Georgian' summerhouse.

Traditional octagonal summerhouse. Perspex glazed double doors with antique style hinges, 2 opening and fixed side windows. With 2 window boxes. (W)241cm, (D)180cm, (H)267cm. With fixings, roofing felt and assembly instructions. Requires a quality timber treatment after assembly.††
Home delivery only*

cat no 705/2738 **£699.00**

6 Retreat log cabin.

Perspex glazed double doors. Interlocking wooden cladding construction. Perspex glazed opening front window with window boxes. Requires a quality timber treatment after assembly. OSB floor and roof. Complete with fixings, roofing felt and assembly instructions.††
Home delivery only*

cat no 705/2752 **£999.00**

Paint or varnish your shed

7 Earlex ASG55 electric spray gun.
Fence and shed treatment made easy - for more info on this product see page 83.
cat no 710/5403 **£27.99**



Shed alarm protect your shed

8 Micromark solar shed alarm.
cat no 701/6059 **£14.99**



*Typical example: Spend £295 on a 6 months Buy Now Pay Later agreement on your Argos Card. Pay nothing for 6 months (although you can if you wish) and then settle the cash price at that point. Total payable £295. Or choose to spread the cost over a longer period, paying a minimum of 3% or £2 each month (whichever is the greater) and if you only ever pay the minimum, the total payable would be £524.36 (25.9% APR). Includes deferred interest from the Buy Now Pay Later period. Written quotations on request. Subject to Status. Ask for details.

25.9% APR
variable