

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

William Sutton Trust,
Two Waters House,
Lawn Lane,
Hemel Hempstead, Herts.
HP3 9WH

APPLICATION NO: PP/00/02859

APPLICATION DATED: 06/09/2000

DATE ACKNOWLEDGED: 13 December 2000

APPLICATION COMPLETE: 13/12/2000

DATE TO BE DECIDED BY: 07/02/2001

SITE: Estate Manager's Flat, Sutton Estate, Cale Street, London, SW3 3SG
PROPOSAL: Change of use of the flat above the Trust's Estate Office as a base for the Estate's Tenants Association. The Tenants' Association will use the flat to hold Committee meetings and a base for co-ordinating community activities.

ADDRESSES TO BE CONSULTED

- 1. Estate Manager, Sutton Estate, Cale Street.
2.
3.
4.
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9.
10.
11.
12.
13.
14.
15.

Handwritten circled '1' and '14/12' with a scribble.

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

Handwritten checkmark, 'BB', and '14/12'.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF

PP002859



KENSINGTON  
AND CHELSEA

ADDRESS \_\_\_\_\_

ESTATE MANAGERS FLAT

SUTTON ESTATE

CALE STREET SW3 3SG

POLLING DISTRICT Q

- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St Paul's from Richmond     |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
18								✓			✓		✓				

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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02859/JS**

**CODE A1**

**Room No:**

**Date: 14 December 2000**

**DEVELOPMENT AT:**

**Estate Manager's Flat, Sutton Estate, Cale Street, London, SW3 3SG**

**DEVELOPMENT:**

**Change of use of the flat above the Trust's Estate Office as a base for the Estate's Tenants Association. The Tenants' Association will use the flat to hold Committee meetings and a base for co-ordinating community activities.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

**M.J. French**

Executive Director, Planning & Conservation

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

## FILE COPY

2079/ 2080  
020-7361- 2079/ 2080

020-7937-5464

Switchboard:  
Extension:  
Direct Line:

Facsimile: 020-7361-3463

Date: 14 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02859/JS

Planning Information Office

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990

#### **Proposed development at: Estate Manager's Flat, Sutton Estate, Cale Street, London, SW3 3SG**

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**

**Change of use of the flat above the Trust's Estate Office as a base for the Estate's Tenants Association. The Tenants' Association will use the flat to hold Committee meetings and a base for co-ordinating community activities.**

**Applicant William Sutton Trust, Two Waters House, Lawn Lane, Hemel Hempstead, Herts. HP3 9WH**

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

### WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

**If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.**

### WHERE TO SEE THE PLANS

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

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

***PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY***

# REASON FOR DELAY

CASE NO. PP100/2859

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

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

- 1) Delays due to internal Consultation (i) Design  
[*highlight one or all*] (ii) Transportation  
(iii) Policy  
(iv) Environmental Health  
(v) Trees  
(vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

# 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 have received an application:

**KENSINGTON  
AND CHELSEA**

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

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

NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

NOTICE OF A PLANNING APPLICATION SCHEDULE

*lgs to managers  
office  
19/12*

Reference: PP/00/02859/JS

Date: 22/12/2000

**Estate Manager's Flat, Sutton Estate, Cale Street, London, SW3 3SG**

Change of use of the flat above the Trust's Estate Office as a base for the Estate's Tenants Association. The Tenants' Association will use the flat to hold Committee meetings and a base for co-ordinating community activities.

**APPLICANT** William Sutton Trust;



BB  
19/11

25

# THE CHELSEA SOCIETY

*founded by Reginald Blunt in 1927 to protect and foster the amenities of Chelsea*

*President* SIR SIMON HORNBY  
*Chairman* DAVID LE LAY, R.I.B.A., F.R.S.A.

*Hon. Secretary* HUGH KRALL  
51 MILMANS STREET  
LONDON SW10 0DA

M.J.French Esq., FRICS DipTP MRTPI CertTS  
Executive Director of Planning and Conservation  
Royal Borough of Kensington and Chelsea  
The Town Hall  
Hornton Street  
LONDON W8 7NX

Planning Secretary  
39 Elm Park Gardens  
LONDON SW10 9QF

16th January 2001

Dear Mr. French,

Sutton Estate, Cale Street, SW3, TP reference 002859

We object to the conversion of a flat into an office. Loss of residential is contrary to STRAT 13 and STRAT 14 as well as policy H1 of the UDP and should be resisted.

Yours sincerely,

Terence Bendixson  
Planning Secretary

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	ACK
97				19 JAN 2001			
APPEALS	IC	REPL	WRB	FWD PLN	CON DES	FEEES	



**Royal Borough of Kensington and Chelsea  
Directorate of Planning Services - Policy Observations**

TP No: PP/00/2859	Address: Estate Manager Flat, Sutton Estate, Cale Street, SW3	Date Received 18.12.00	Date of Obs. 19.12.00
UDP Paras/Policies		Obj.	No obj. ****
SC5, H2 para 9.5.3, 5.2.1	Development: Change of use to community meeting rooms	HMO?	No. of Dwelling Units Existing   Proposed
		D.C. Officer JS	Policy Officer MB

**Comments:**

**Site:**

Located above the estate office, within the Sutton housing estate, located to the north of Cale Street.

**Existing Use:**

Three bedroomed residential flat, used by the estate manager.

**Planning History:**

Nothing of relevance for this building.

**Proposed use:**

Office and meeting room for use by the Tenant's Association.

**Policy Issues:**

Policy SC5 of the Altered UDP seeks to normally permit proposals for the development of social and community facilities to meet local need, subject to criteria (a) - (h) listed in the policy. Of relevance to this proposal are criteria (a), (f) and (h). Policy criteria (a) and (h) resist proposals for social and community uses which involve the loss of existing or potential residential accommodation. However, paragraph 9.5.3 states that proposals for social and community uses which have been identified as deficient in the Borough may justify applying these criteria with discretion. If, in accordance with Criteria (f) of policy SC5 which seeks to prevent an over concentration of facilities, there are no similar community resources on the estate, then the proposal can be considered a beneficial community resource which outweighs the loss of residential accommodation.

In these circumstances the loss of residential accommodation is supported by paragraph 5.2.1 of the Housing Chapter which states that a change of use from residential accommodation may be acceptable where an essential community facility requires accommodation. Criteria (b) of Policy H2, also allows for loss of residential use if the land is required for the provision of social and community facilities to meet local need.

**Recommendation:**

No policy objection, subject to a legal agreement or planning condition restricting the use of the premises to social and community use only and there being no comparable community resource on the estate.

*Paul Hughes 20.12.00*