

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

P & R Associates,
79 Calder Avenue,
Brookmans Park,
Hatfield, Herts.
AL9 7AJ

APPLICATION NO: PP/00/02862

APPLICATION DATED: 09/12/2000

DATE ACKNOWLEDGED: 13 December 2000

APPLICATION COMPLETE: 13/12/2000

DATE TO BE DECIDED BY: 07/02/2001

SITE: 63 Holland Park, London, W11 3SJ

PROPOSAL: Internal alterations to the ground and first floor maisonette, extension and changes to the side and rear elevations.

ADDRESSES TO BE CONSULTED

- 1.
2.
3.
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12.
13.
14.
15.

As TP/97/2467
+ all flats at 63.

(36)

Jg 14/12

F A-F &
9/11 ST FIRE MSTR

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

Jg 14/12

ADVERTISE

- Effect on CA
Setting of Listed Building
Works to Listed Building
Departure from UDP
Demolition in CA
"Major Development"
Environmental Assessment
No Site Notice Required
Notice Required other reason
Police
L.P.A.C
British Waterways
Environmental Health
GLA
Govt Office for London

Jg 14/12

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 63 HOLLAND PARK

POLLING DISTRICT H

- 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	
	II		✓						C	N							
5																	

↓ 14/72 - also prepared TPS 8/2000.

	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:

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

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile:

020-7361-3463

Date: 14 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02862/AJF

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 63 Holland Park, London, W11 3SJ

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

Internal alterations to the ground and first floor maisonette, extension and changes to the side and rear elevations.

Applicant Littlegarth Ltd., Bel Royal House, Hilgrove Street, St. Helier, Jersey, C.I.
JE2 4SL

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

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

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

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

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

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

WHAT HAPPENS TO YOUR LETTER

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

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

WHERE TO SEE THE PLANS

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

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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02862/AJF **CODE 1D**

Room No:

Date: 14 December 2000

DEVELOPMENT AT:

63 Holland Park, London, W11 3SJ

DEVELOPMENT:

Internal alterations to the ground and first floor maisonette, extension and changes to the side and rear elevations.

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

2-15 13/02/07

Phillip Pralmar
01707 651492

F.F. plan -
door to ensure 3 to be
returned & wall in situ

~~check~~
check No 65 HP
to head box of floor

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council **KENSINGTON
AND CHELSEA**
an application:

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

Details are set out below.

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

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

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

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

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

SCHEDULE

Reference: PP/00/02862/AJF

Date: 22/12/2000

63 Holland Park, London, W11 3SJ

Internal alterations to the ground and first floor maisonette, extension and changes to the side and rear elevations.

APPLICANT Littlegarth Ltd.,

Tied to wall on wall 20/12

79 CALDER AVENUE BROOKMANS PARK HATFIELD HERTS AL9 7AJ Tel: 01707 651492 Fax: 01707 649209

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

Ref: 1230/6
23 February 2001

Attn: Mrs H Bennesh

Dear Sirs

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	G	SW	SE	ENF	AO ACK
26 FEB 2001							
PLANS	IO	REC	ARB	FWD PLN	CON DES	FRES	

HS
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

Re: 63 Holland Park, London, W11
**Proposed Internal Alterations, Rear Extension and Elevational Changes
Town & Country Planning Acts 1990 & 1991
Planning Application and Listed Building Consent Application Ref. No. ABC123**

Following your visit to view the premises with Alison Flight on 13th February, I confirm having discussed your requirements, and have since revised the plans accordingly.

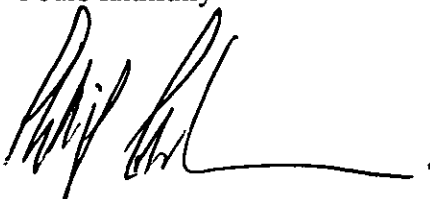
Briefly, the main alterations are as follows:

- 1 The canopies over the side doors in the basement are acceptable in principle, but they are to be very simple, wrought iron, lean-to designs, without the scrolls previously shown.
- 2 The grilles over the windows in the basement are acceptable, providing these are within the reveals of the openings.
- 3 The doors in the basement are all to be four panel doors, not six, and the side lights, if any, are to match.
- 4 The fan lights over the doors on the rear elevation are to be two part windows, not segmental fans, and these are to be over four part doors.
- 5 The bottle balustrade over the ground floor west side rear extension is to be retained.
- 6 The bay shown at first floor level is to be made flat, and is to be finished with a simple rectangular parapet.
- 7 The wall to the corridor in the front centre bathroom has been reinstated.

I am therefore pleased to enclose our Drawing Nos. 1230/07 Revision G, and 1230/10 Revision G accordingly, and I would ask that you substitute these drawings for those currently in the Application.

If you have any further comments or requirements following receipt of these drawings, please do not hesitate to contact me again, and I will endeavour to comply with your requirements, so that we achieve a scheme which you can recommend for approval, before any decision is made.

Yours faithfully



P J Pearlman RIBA MaPS
P+R Associates

cc Mrs F Malhotra - 63 Holland Park



ENGLISH HERITAGE

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

Your refs: LB/00/02863
Our ref: LRS/2017/63
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of A Flight

- 9 JAN 2001

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
63 HOLLAND PARK, W11**

Applicant: Littlegarth Ltd
Grade of building(s): II
Proposed works: Alterations to interior, changes to rear and side elevations

Drawing numbers: 1230/001B, 002, 004, 007F & 010F

Date of application: 09.12.2000
Date of referral by Council: 14.12.2000
Date received by English Heritage: 21.12.2000
Date referred to GOL: 03.01.2001

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
11 JAN 2001						(23)		
APPEALS	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 J.P.A.M.M.

Date 2/1/01

LR/F

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 63, Holland Park, W 11

Description: Minor internal alterations at the first floor level and elevational alterations

Application No: 00/2863

DC Case Officer: AJF

Drawing Nos: 1230/001B, 004,
07G, 10G

CD Case Officer: HB

Date: 1st March 2001

Grant/Refuse: Grant

Formal Observations:

It is proposed to carry out minor internal alterations at the first floor level. These will not harm the surviving parts of the original plan form nor any decorative features.

Externally it is proposed to improve the appearance of the heavily altered rear elevation, by replacing the existing modern glazed screen at the first floor level with a more solid elevation with traditional timber windows. Minor alterations are also to be carried out at the basement level. These include the installation of security grilles to some of the basement windows and the

erection of small glazed canopies to the existing basement entrances below the main front entrance stairs and to the western side passage. The canopies will be of modest design and the front lightwell one will in fact replace an existing rather unsightly feature. Below these canopies the existing non-original doors are to be replaced with more appropriate simple four panelled doors.

The proposals will not harm the surviving special architectural and historic interest of this listed property.

Conditions:

C205

C208 in respect of:

- details of design of the rear first floor french doors. (these should be full height without a fanlight)
- a section drawing showing the proposed security grilles to the basement windows

C210 with added wording ..'single glazed and without trickle vents'

Signed: *A. H. Paine*

Date: *1/3/01*

Approved: *David J. McDevitt*

Date: *1/3/01*

Other Notes:

Ac
DPI

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

To: Chief Administrative Officer (Planning) Date: ~~26~~ March 2001
From: The Executive Director, Planning & Conservation 28
Our Ref: PP/00/02862 /CHSE
Applicant's Ref: 1230
Application Date: 09/12/2000 Complete Date: 13/12/2000
Revised Date: 26/02/2001
Applicant: P & R Associates, 79 Calder Avenue, Brookmans Park, Hatfield, Herts.
AL9 7AJ
Address: 63 Holland Park, London, W11 3SJ

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- Class (i) - 8th Schedule development
 - Class (ii) - shop fronts
 - Class (iii) - conversion from non s/c dwellings etc
 - Class (iv) - amendments as required by T.P. Committee
 - Class (iv) - amendments as required by T.P. Committee
 - Class (v) - above classes after D.P. Committee agree
 - Class (vi) - listed building consent for above Classes.
 - Class (vii) - approval of facing materials
 - Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use
 - Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act
 - Class (x) - Crossover under S. 108 of the Highways Act 1980
- Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DELEGATED APPROVAL
02 APR 2001

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a single storey side extension at first floor level together with alterations to front, rear and side elevations

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02862 and PP/00/2862 ~~Rev A~~
Applicants Drawings No. 1230/001 Rev B, /004, /07 Rev G and /10 Rev G
I hereby determine and grant/refuse this application (subject to HBMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

PP/00/02862: 1

Handwritten: 27/3/01

Handwritten: 27/3/01

CONDITION(S) AND REASON(S) FOR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **All new windows shall be single glazed, timber framed, double hung, sliding sashes, without trickle vents and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **No plumbing or pipes other than those shown on the drawings hereby approved shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C086)**
Reason - To ensure a satisfactory standard of external appearance (R071)
6. **The tree(s) existing on the site at the date of this permission shall be protected against damage throughout the period of building and other operations pursuant to this permission. (C020)**
Reason - To ensure that trees are adequately protected and to safeguard the amenity. (R020)
7. **The balustrading and stairs to the rear elevation shall be finished in black metal and so maintained**
Reason: To preserve and enhance the character and appearance of the conservation area
8. **The air conditioning unit(s) hereby permitted shall operate at no more than 2dB (A) above the lowest background level when measured one metre from the facade of the nearest residential property. The units shall be serviced regularly in accordance with manufacturer's instructions, or as necessary to ensure that the requirements of the condition are met. (C57a)**
Reason:- To safeguard the amenities of occupiers of neighbouring properties

INFORMATIVE(S)

1. I09

2. I10

3. I11

4. I30

5. I21

6

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 CD43, CD44, CD52 and CD76..... (I51)

↑
, C053, C058

↑
C025, C028,
C030,

DELEGATED REPORT

Address 63 Howard Park

Reference PP/02/2862 & 2863

Conservation Area Yes

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

Unlisted Building - Demolition

whole part

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Appendix

Standards

satisfactory

Light

Privacy

Room Sizes

Parking

Trees

HBMC Direction/Obs.

Obs. Rec'd

Direction Rec'd

Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

ATF

Date

Agreed *PK / WWS*

27/3/01

DELEGATED REPORT

1.0 PLANNING CONSIDERATIONS

- 1.1 The main considerations in this case are the effect of the proposal on the special architectural character and historic interest of the building and the character and appearance of the conservation area.
- 1.2 As the proposed side extension is sited some two metres from the neighbouring property which incorporates no openings to the flank elevation at this point, it is considered that there are no amenity implications in this case
- 1.3 Planning permission and listed building consent were granted 5 June 1998 for the erection of a rear extensions to basement, ground and first floor levels, a side extension at first floor level together with internal alterations. This scheme has not been implemented. The current application includes the side extension and air conditioning unit which was previously approved, however, the rear extensions have been omitted from this scheme
- 1.4 The relevant planning policies are contained within the 'Conservation and Development' Chapter of the Unitary Development Plan and are:
- CD43 (side extensions)
 - CD44 (small scale alterations)
 - CD52 (conservation areas)
 - CD58 (listed buildings)
 - CD76 (protection of trees on site)
- 1.5 The proposed side extension is proposed above the existing ground floor extension and will be 1500mm in width and 2400mm in depth. This extension will be set back some 7000mm from the front elevation and 6000mm from the rear elevation. Given the size and location of this extension, it is not readily visible from surrounding properties.
- 1.6 Authorisation was received from English Heritage 11 January 2001 for this Council to determine this application and the formal observations of this Councils' Conservation and Design Officer are included on the file PP/00/2862. In conclusion, the proposed alterations are not considered to result in harm to the special architectural character or historic interest of the building or the character and appearance of the conservation area.

2.0 PUBLIC CONSULTATION

- 2.1 Thirty six letters of notification of the proposal were sent to occupiers of neighbouring properties in Holland Park, to date, no letters of representation have been received