

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

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

APPLICATION NO: LB/00/02863

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: Alterations to interior, changes to rear and side elevations.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

*See AP/00/02862*

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

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 63 HOLLAND PARK

POLLING DISTRICT H

- |     |  |        |  |
|-----|--|--------|--|
| 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							
5	II		✓														

↓ 16/72 - also proposed TPO 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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

**Notes:**

## REASON FOR DELAY

CASE NO. \_\_\_\_\_

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
- 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)

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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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English Heritage  
Historic Building and Monuments Commission  
London + South East Region  
23 Saville Row, London  
W1X 1AB

Switchboard: 020-7937-5464

Direct Line: 020-7361-3260

Extension: 3260

Facsimilie: 020-7361-3463

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

Date: 14 December 2000

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**My Ref: DPS/DCC/LB/00/02863 Your ref: 1230 Please ask for: A. Flight**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

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

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 07/02/2001. 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

Extra Copy  
Please

AC  
DL1

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

To: Chief Administrative Officer (Planning)  
From: The Executive Director, Planning & Conservation  
Our Ref:

Date: 26 March 2001  
28  
LB/00/02863 /CLBA

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

DELEGATED APPROVAL  
02 APR 2001

DELEGATED APPROVAL  
07 APR 2001

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

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

**RECOMMENDED DECISION Grant listed building consent**

RBK&C drawing(s) No. LB/00/02863 and LB/00/2863 Rev A  
Applicants Drawings Nos 1230/001 Rev B, /004, /07 Rev G, /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

LB/00/02863: 1

hew  
27/3/01

and  
mc 27/3/01

CONDITION(S) AND REASON(S) FOR 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. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:**  
  - (a) details of the design of the French doors at rear first floor level
  - (b) a section drawing showing the proposed security grilles to the basement windows*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
4. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
5. **All new windows shall be single glazed, timber, double hung, vertical sliding sashes without trickle vents and so maintained. (C210)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
6. **The balustrading and stairs to the rear elevation shall be finished in black painted metal and so maintained**  
*Reason: To safeguard the special architectural character and historic interest of the building*
7. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**  
*Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)*

INFORMATIVE(S)

1. I10A
2. I11
3. I21A
4. I30

5. 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 CD58 ~~AA~~ (I51)



**FOR DETAILS SEE FILE PP/00/2862**

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



# DELEGATED REPORT

Address 63 Howard Park

Reference PP/00/2862 & 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 Award*

**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

*AGF*

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