

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

David Robson, Architect,
8 Wendell Road,
London,
W12 9RT

APPLICATION NO: PP/00/02866

APPLICATION DATED: 29/11/2000

DATE ACKNOWLEDGED: 14 December 2000

APPLICATION COMPLETE: 13/12/2000

DATE TO BE DECIDED BY: 07/02/2001

SITE: Flat 3, 41 Pembridge Villas, London, W11 3EP

PROPOSAL: Provision of two new windows to be inserted into the flank wall of the building.

ADDRESSES TO BE CONSULTED

- 1. ~~41-43~~ - 45 (odd) Pembridge Villas
- 2. ~~41-43~~ - 45 (odd) Pembridge Villas
- 3. ~~22 Chesnut Crescent~~
- 4. ~~22 Chesnut Crescent~~
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(9)

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

✓
19/12/2000

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 41 Pembroke Villas
FLAT 3
41 PEMBRIDGE VILLAS

POLLING DISTRICT G

- | | | | |
|-----|--|--------|--|
| 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							
4			K29 K30 K31					<input checked="" type="checkbox"/>								

	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:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer
Buildings and their Flats

Flat 1: William	41 Pembridge Villas	W11 3EP
Flat 2: William	41 Pembridge Villas	W11 3EP
Flat 3: William	41 Pembridge Villas	W11 3EP
Flat 4: William	41 Pembridge Villas	W11 3EP
Flat 5: William	41 Pembridge Villas	W11 3EP
William Radford House	41 Pembridge Villas	W11 3EP
Flat A: Home Cottage William Radford House	41 Pembridge Villas	W11 3EP
	43 Pembridge Villas	W11 3EP
	45 Pembridge Villas	W11 3EP

Total Number of Buildings and Flats Found 9

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02866/SW

CODE A1

Room No:

Date: 19 December 2000

DEVELOPMENT AT:

Flat 3, 41 Pembridge Villas, London, W11 3EP

DEVELOPMENT:

Provision of two new windows to be inserted into the flank wall of the building.

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

PLANNING AND CONSERVATION

TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE OCCUPIER
FILE COPY**

020-7361- 2079/2080

020-7937-5464

Switchboard: 2079/2080

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 19 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02866/SW CONSERVA Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat 3, 41 Pembridge Villas, London, W11 3EP

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

PLANNING AND CONSERVATION

Provision of two new windows to be inserted into the flank wall of the building.

Applicant M Dr Erika Chess, Flat 3, 41 Pembridge Villas, London, W11 3EP

KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS

FOLLOWS:- Friday 22nd Dec 9.00 - 1.00 closed in afternoon. Mon 25th, Tue 26th Closed. Wed 27th + Thur 28th 9.30 - 1.00 then 2.00 - 4.30. Fri 29th 9.30 - 1.00 closed in afternoon. Mon 1st Jan Closed.

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Telephone: 020 7361 2079 Fax: 020 7361 3463

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

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.

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 Ladbrooke 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/00/02866/SW

Date: 29/12/2000

Flat 3, 41 Pembridge Villas, London, W11 3EP

Provision of two new windows to be inserted into the flank wall of the building.

APPLICANT Dr. Erika Chess,

Site:	41 Pembroke Villas .	File reference:	PP/00/
Subject:		Site <input checked="" type="checkbox"/>	Office <input type="checkbox"/>
R.B.K. & C Planning Services		Date: 10 1 01	
NOTES OF MEETING SU			

Names of persons attending:

Officers
SW

Applicant/Agent/Resident

Matters discussed:

OK in design terms.
 Noted sign wrong re height / no storage on rear most bit of extension.
 Difficult to see whether any privacy issues to neighbour - underpins right on boundary. Await feedback from AO.

Signatures:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

The Occupier,
39 Pembridge Villas,
London,
W11.

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7361 2082
Facsimile: 020 7361 3463



**KENSINGTON
AND CHELSEA**

11 January 2001

My reference: DPS/DCN/SW/
PP/00/02866

Your reference:

Please ask for: Mrs. S. Wilden

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
FLAT 3, 41 PEMBRIDGE VILLAS, W11

I refer to the town planning application in respect of the above property.

The application involves the installation of windows in the boundary facing your property. Would you kindly contact my assistant Mrs. Wilden on the above telephone number to arrange an appointment for her to visit the premises and assess whether there would be any adverse effect upon your property.

Yours faithfully,

D. Taylor,
Area Planning Officer,
For the Executive Director,
Planning and Conservation

*Sent to wrong
address!
Neighbour is No 43.*

Yanni Petsopoulos
43 Pembridge Villas
London W11 - 3EP
E N G L A N D
Phone: 020 7727 8809
Fax: 020 7229 1272
Mobile: 0777 589 1467

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	ACK
15 JAN 2001							87
IO	REC	ARB	FWD PLN	CON DES	FEES		

11th January 2001

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

Dear Sir,

Your ref: DPS/DCN/PP/00/02866/SW
Re: Proposed development at 41 Pembridge Villas, London W11 3EP

I have today inspected at your offices the plans on the proposed development in the property adjoining mine. I object in the strongest possible terms to windows being opened in the party wall overlooking my garden.

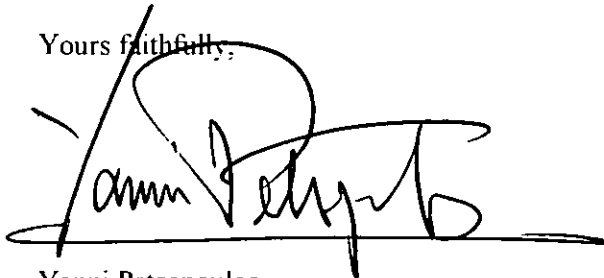
I would like to draw to your attention the fact that already there are illegal windows into this party wall. Some were put in a very long time ago (those I have marked 1 & 2 on the attached side elevation of the current proposal), and I could do nothing about those.

Three, however, were put in at the time of the last conversion of the building in the late 1980s (marked 3, 4 & 5 on the attached side elevation) together with a number of unsightly and often malodorous vents (A, B, C, D & E). Despite my repeated approaches to the Council at the time, nothing was done about them.

The largest and most objectionable windows (numbers 4 & 5) are not even shown in the current proposal, whose plans are therefore misleading.

I would urge you to reject the application for the proposed development and would beg you to inform the applicant that I reserve the right to take the matter further should permission be granted.

Yours faithfully,



Yanni Petsopoulos

message left
requesting access 18/11.

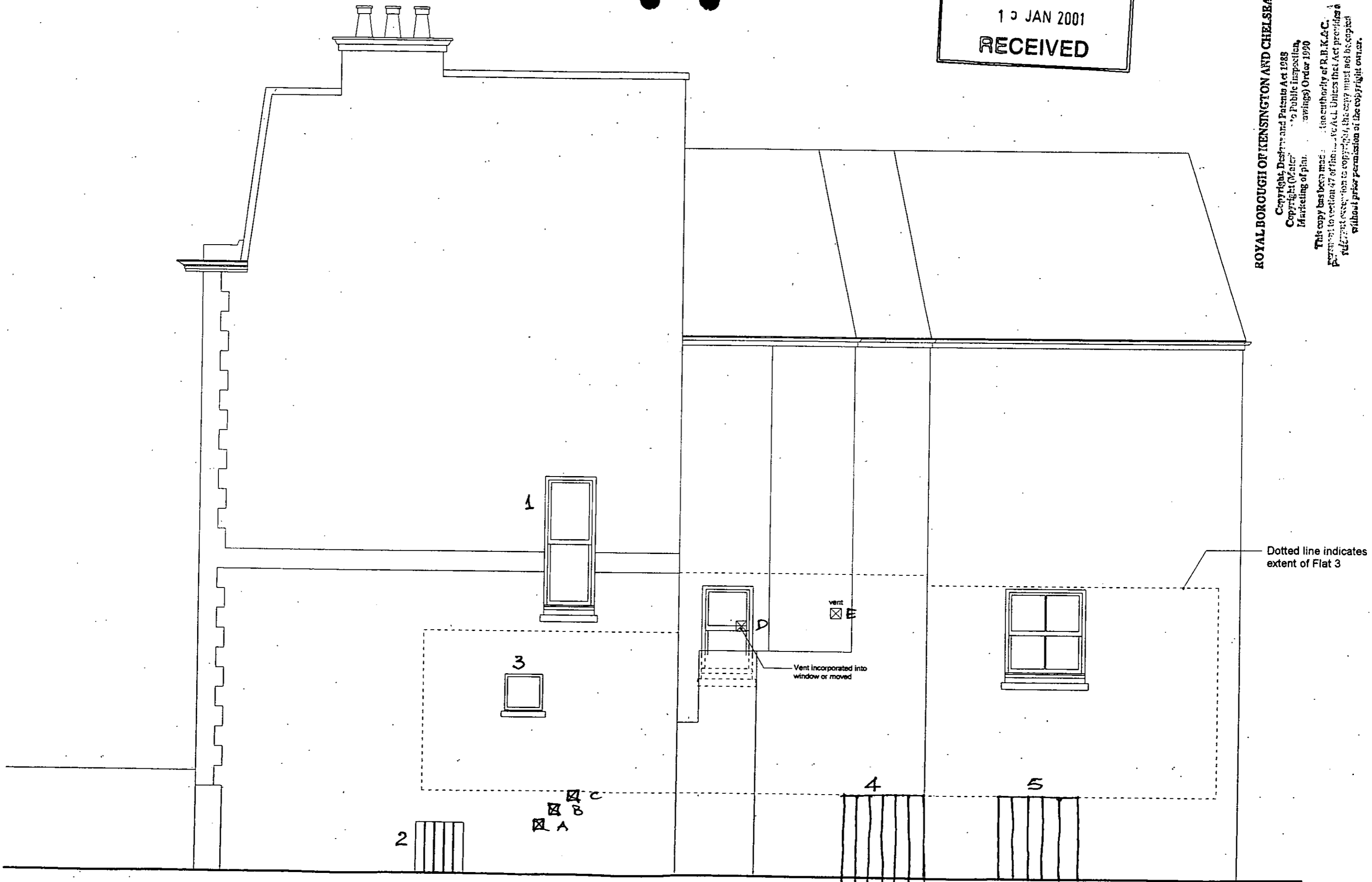
cc: David Robson Architect

R.B.K. & C.
TOWN PLANNING
10 JAN 2001
RECEIVED

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Copyright, Designs and Patents Act 1988
Copyright (Materials) (Public Inspection,
Marketing of Plans) (Drawings) Order 1990

This copy has been made by the authority of R.B.K. & C. in
pursuance of section 47 of the Access to Information Act 1997. Unless that Act provides a
different exemption to copyright, the copy must not be copied
without prior permission of the copyright owner.



Site: 41 Penn Vs.	File reference:
Subject:	
R.B.K. & C Planning Services	Site <input type="checkbox"/> Office <input type="checkbox"/>
NOTES OF MEETING ^{Tel} _{Cen}	Date: 22/1/01

Names of persons attending:

Officers SW	Applicant/Agent/Resident Mr Robson.
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Matters discussed:

High level, fixed shut, obscured glazed would be OK.
 SV due wed a.m.
 He will consult applicant & report back before then.

Site inspection 24/1/01
 Visited No 43.
 Side windows to stair & hall & the side entrance door face towards boundary with No 41
 Noted 2 additional B windows in flank of No 41 at B level, not shown on drawing. Also flank elevation wrong re extent of back addition.
 Photos taken.
 Explained to Mr Pelsopoulos that, in my view, if fixed shut & obscured glazed, not objectionable but he may

He will write to say applicant agreeable to conditions.

Signatures:

have rights under Party Wall Act.
 Copy sent 24/1.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Dr. E. Chess,
Flat 3,
41 Pembridge Villas,
London, W11 3EP

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7361 2082
Facsimile: 020 7361 3463
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

23 November 2001

My reference: DPS/DCN/SW/
PP/00/02866

Your reference: .

Please ask for: Mrs. S. Wilden

Dear Madam,

Town and Country Planning Act 1990
41 Pembridge Villas, W.11

I refer to your letter of 10th November concerning the above property.

Pursuant to Condition 5 of the planning permission dated 02/02/2001, I hereby approve the use of plain etched glass to the new windows in accordance with the submitted sample.

Yours faithfully,


M. J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

FILE

DAVID ROBSON
ARCHITECT

DR.169.LA1

25 January, 2001

Fax Message to Mrs S Wilden

**Royal Borough of Kensington & Chelsea
Planning and Conservation**

Fax number 020 7361 3463

Two pages including this one

Your reference

02866
PP/00/02866

Dear Mrs Wilden

Flat 3, 41 Pembridge Villas, London W11 3EP

I attach a copy of a letter I have posted to you today.

With many thanks

David Robson

R.B.K.&C.
TOWN PLANNING
25 JAN 2001
RECEIVED

DAVID ROBSON
ARCHITECT

DR.169.cd.

24 January, 2001

Mrs S Wilden
Royal Borough of Kensington & Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

Your reference : PP/00/02866

Dear Mrs Wilden

Flat 3, 41 Pembridge Villas, London W11 3EP

Thank you for telephoning this afternoon to discuss the above application for consent to introduce windows into the flank wall of 41 Pembridge Villas. I understand that you wish to recommend to the committee that they permit the application provided that the windows are obscure-glazed and fixed shut. I confirm that the applicants are willing to abide by this condition.

Yours sincerely,



David Robson

c.c. Dr Erika Chess

My Ref: PP/00/02866 /CHSE

① PC

② SW
J.M.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
RB KJC	14 NOV 2001			PLANNING		
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

#3, 41 Pembroke Villas
London W11 3EP
69
10/11/01

Dear Mrs Wilden,

Re: Application to site windows flank wall of property.

I enclose samples of glass which I obtained from local glaziers which they seemed to think fitted the description.

I like the traditional ones especially the small star and am hoping these are satisfactory.

I am sorry to rush you but I am due to have a party on 5th of December and need to instruct the builder before then.

Most grateful for your advice. Please could you leave me a message when I can collect the samples.

Yours sincerely

D. Encha Lehens

tel 0207 243 3949

07855 459 861

Plain glass - "milky" etched appearance to fire.

Patterned less good re privacy.

FILE

① PC

② SW

DAVID ROBSON
ARCHITECT

DR.169.cl.

24 January, 2001

Mrs S Wilden
Royal Borough of Kensington & Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES

EX DIR	HDC		C	SW	SE	ENF	AO ACK
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29 JAN 2001

Your reference :

PP/00/02866

CT 29/1/2001

		RR	FWD PLN	CON DES	FEEES
--	--	----	---------	---------	-------

Dear Mrs Wilden

Flat 3, 41 Pembridge Villas, London W11 3EP

Thank you for telephoning this afternoon to discuss the above application for consent to introduce windows into the flank wall of 41 Pembridge Villas. I understand that you wish to recommend to the committee that they permit the application provided that the windows are obscure-glazed and fixed shut. I confirm that the applicants are willing to abide by this condition.

Yours sincerely,

David Robson

David Robson

c.c. Dr Erika Chess

24 1:01



PP 00 2866

41 Penbridge Villas

(10. 9A)

BTS N00B P1112 N111 2 0749

24 1'01



PP 00 2866

41 Pembroke Mass

(NO. 1000)

BTS K028 P4P0 N001 2 0749