

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

ETC Environmental Trading Company,
39 Shanklin Road,
Brighton,
East Sussex
BN2 3LP

APPLICATION NO: PP/00/02869

APPLICATION DATED: 18/11/2000

DATE ACKNOWLEDGED: 14 December 2000

APPLICATION COMPLETE: 14/12/2000

DATE TO BE DECIDED BY: 08/02/2001

SITE: 5 Holland Road, London, W14 8HJ

PROPOSAL: Remodelling of front threshold with walls, piers and entrance gates. Demolition of existing stair to basement and a proposed new stair replacing it. Proposed retaining wall. Proposed bin store.

ADDRESSES TO BE CONSULTED

- 1. 1-9 (odds) Holland Road
2.
3. All flats Hungerford House, 22 Napier Place
4.
5.
6. 368-378 Kensington High St.
7.
8. Hilton Hotel, 380/386 Kensington High St.
9.
10.
11.
12.
13.
14.
15.

39

CT
20/12/2000

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

CT
20/12/2000

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION



ADDRESS 5 HOLLAND ROAD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

POLLING DISTRICT HA

PP002869

- |     |  |        |  |
|-----|--|--------|--|
| 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						
			K-6													✓

	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:**

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

	<del>5</del>	<del>Holland Road</del>		
1st Floor Flat	5	Holland Road		W14 8HJ
2nd Floor Flat	5	Holland Road		W14 8HJ
Basement/ground	5	Holland Road		W14 8HJ
	<del>7</del>	<del>Holland Road</del>		
Flat A	7	Holland Road		W14 8HJ
Flat B	7	Holland Road		W14 8HJ
Flat C	7	Holland Road		W14 8HJ
Flat D	7	Holland Road		W14 8HJ
Flat E	7	Holland Road		W14 8HJ
	<del>9</del>	<del>Holland Road</del>		
1st Floor Flat	9	Holland Road		W14 8HJ
2nd Floor Flat	9	Holland Road		W14 8HJ
Basement Flat	9	Holland Road		W14 8HJ
Ground Floor Flat	9	Holland Road		W14 8HJ
			Kensington High Street	W14 8NL
Hilton International	368/370		Kensington High Street	W14 8NP
	<del>22</del>	<del>Napier Place</del>		
Flat 1	22	Napier Place		W14 8LY
Flat 2	22	Napier Place		W14 8LY
Flat 3	22	Napier Place		W14 8LY
Flat 4	22	Napier Place		W14 8LY
Flat 5	22	Napier Place		W14 8LY
Flat 6	22	Napier Place		W14 8LY
Flat 7	22	Napier Place		W14 8LY
Flat 8	22	Napier Place		W14 8LY
Flat 9	22	Napier Place		W14 8LY
Flat 10	22	Napier Place		W14 8LY
Flat 11	22	Napier Place		W14 8LY
Flat 12	22	Napier Place		W14 8LY
Flat 14	22	Napier Place		W14 8LY
Flat 15	22	Napier Place		W14 8LY
Flat 16	22	Napier Place		W14 8LY
Flat 17	22	Napier Place		W14 8LY
Flat 18	22	Napier Place		W14 8LY
Flat 19	22	Napier Place		W14 8LY
Flat 20	22	Napier Place		W14 8LY
Flat 21	22	Napier Place		W14 8LY
Flat 22	22	Napier Place		W14 8LY
Flat 23	22	Napier Place		W14 8LY
Flat 24	22	Napier Place		W14 8LY

**Total Number of Buildings and Flats Found 41**

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02869/AJF**

**CODE A1**

**Room No:**

**Date: 20 December 2000**

**DEVELOPMENT AT:**

**5 Holland Road, London, W14 8HJ**

**DEVELOPMENT:**

**Remodelling of front threshold with walls, piers and entrance gates. Demolition of existing stair to basement and a proposed new stair replacing it. Proposed retaining wall. Proposed bin store.**

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

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

THE OCCUPIER  
13 HUNGERFORD HOUSE  
22 NAPIER PLACE  
LONDON  
W14 8LY

020-7937-5464  
Switchboard: 2079/2080  
Extension: 020-7361-2079/2080  
Direct Line:

Facsimile: 020-7361-3463

Date: 20 December 2000

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02869/AJF

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 5 Holland Road, London, W14 8HJ**

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**

**Remodelling of front threshold with walls, piers and entrance gates. Demolition of existing stair to basement and a proposed new stair replacing it. Proposed retaining wall. Proposed bin store.**

**Applicant** Mrs. K. Mason, 5 Holland Road, London, W.14

**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

### 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***

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



THE OCCUPIER  
1 FILE COPY  
020-7361- 2079/ 2080

020-7937-5464  
Switchboard: 2079/2080  
Extension:  
Direct Line:

Facsimile: 020-7361-3463

**KENSINGTON  
AND CHELSEA**

Date: 20 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02869/AJF G N P L R Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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***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 has 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

Reference: PP/00/02869/AJF

Date: 29/12/2000

**5 Holland Road, London, W14 8HJ**

Remodelling of front threshold with walls, piers and entrance gates. Demolition of existing stair to basement and a proposed new stair replacing it. Proposed retaining wall. Proposed bin store.

**APPLICANT** Mrs. K. Mason,

*traync sign  
5/11*

• SITE VISIT 6/3/01

no problem in principle  
to rendered wall (one or NO7)  
although now to ramp - but  
should mark height of NO7  
so there is a uniform front  
boundary height to the terrace  
on dual lots acceptable.

---

phoned Michael etc  
7/3 - to reduce  
height to mark ~~the~~  
neighbouring properties

# ENVIRONMENTAL TRADING COMPANY

*please see V143ad*

*pc  
Vg 4/13*

DESIGNERS & ARCHITECTS

39 Shanklin Road Brighton East Sussex BN2 3LP

Telephone/Fax 01273 676914 E-Mail : [a124obu@shanklin.u-net.com](mailto:a124obu@shanklin.u-net.com)

Ms. A Flight

14/3/2001

Planning and Conservation department  
The Town Hall  
Hornton Street  
London  
W8 7NX

Dear Ms. A Flight

**Reference: DPS/DCCPP/00/02869 5 Holland Road London W14 8HJ.**

Re. Our telephone conversation, we enclose amended drawing demonstrating a revised front wall height to the proposed works at number 5 Holland Road.

Please let us know when you have received this and that all is now in order!

Many thanks  
yours sincerely

*[Handwritten Signature]*  
Michael Anthony  
PP ETC.  
CC Mrs. K. Mason.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
14 MAR 2001							30
FEES	IO	REC	ARB	FWD PLN	CON DES	FEES	

*AR*  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

ae

hdus

**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

Date: 08 July 2001  
Our Ref: PP/00/02869

Application Date: 18/11/2000 Complete Date: 14/12/2000

Revised Date: 14/03/2001

Agent: ETC Environmental Trading Company, 39 Shanklin Road, Brighton, East  
Sussex BN2 3LP

Address: **5 Holland Road, London, W14 8HJ**

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 (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 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  
13 JUL 2001**

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

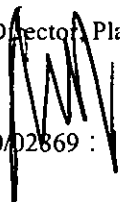
**Erection of a front boundary wall together with new bin store and repositioning of entrance steps to basement**

**RECOMMENDED DECISION Grant planning permission**

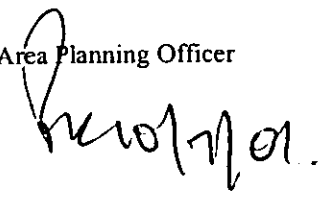
RBK&C drawing(s) No. PP/00/02869 and PP/00/2869/A  
Applicant's drawing(s) No 00/02, 03, 04, 05, 06, 07 and 08 Rev A

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 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

PP/00/02869 : 

hdus  
12/7/01



## CONDITIONS AND REASONS FOR THEIR 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 ensure a satisfactory standard of external appearance. (R071)*
  
4. **The new basement stair hereby approved shall be finished in black painted cast metal and so maintained.**  
*Reason: To ensure a satisfactory standard of external appearance*
  
5. **The doors to the bin store shall be finished in dark painted timber and so maintained**  
*Reason: To ensure a satisfactory standard of external appearance*

## INFORMATIVES

1. I09
  
2. I10
  
3. I21
  
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, Policy CD44. (151)

# DELEGATED REPORT

Address

Siddons Road

Reference

PP/00/2869

Conservation Area

No

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

continued

D4/51(a)

**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 Attached*

**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

*ROY*

Date

Agreed

*McL...*  
*12/7/01*



**1.0 SITE**

- 1.1 The property is a four storey plus basement building situated end of terrace on the West side of Holland Road. The property is in use as a children's nursery at basement and ground floor levels with residential use on the upper floors
- 1.2 The property is not a listed building nor included within any designated conservation area

**2.0 PROPOSAL**

- 2.1 The application is for the repositioning of the entrance stairs to the basement together with the erection of a front boundary wall and bin store to the front boundary.
- 2.2 The application has been revised since originally submitted in that the height of the boundary wall has been reduced to align with the wall height of the adjoining property at No 7 Holland Road

**3.0 PLANNING CONSIDERATIONS**

- 3.1 The main consideration in this case is the effect of the proposal on the appearance of the building and surrounding area. Given the nature of the alterations, the proposal is not considered to result in any amenity implications
- 3.2 The relevant planning policy is:  

CD44 (small scale alterations)
- 3.3 The proposed relocation of the basement stair and associated retaining wall and planting area are considered minor alterations and represent an improvement on the external appearance of the building.
- 3.4 With regard to the proposed boundary wall. The adjoining building to the West is a large hotel building with a vehicular entrance abutting the boundary of No 5. The building to the east (No 7 Holland Road) exhibits a boundary wall of 1500mm in height which is finished in render. The remainder of the terrace has railings to the front boundary of a uniform height. The proposed boundary wall to No 5 will align in height with No 7 and the bin storage cupboard which abuts the boundary to the hotel building will be the same height as the existing section of wall at this point.
- 3.5 The proposed alterations are considered an enhancement to the external appearance of the building and comply with Policy CD44 of the Unitary Development Plan.

4.0 **PUBLIC CONSULTATION**

4.1 Thirty nine letters of notification were sent to occupiers of neighbouring properties in Holland Road, Napier Place and Kensington High Street, to date, no letters of representation have been received.

5.0 **RECOMMENDATION**

5.1 GRANT planning permission

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

**Report Prepared By: AJF**  
**Report Approved By: PK/LAWJ**  
**Date Report Approved:**