

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Michaelis Boyd Associates,
Unit B,
97-101 Wilsham Street,
London,
W11 4AU

APPLICATION NO: PP/00/02902

APPLICATION DATED: 06/12/2000

DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 15/12/2000

DATE TO BE DECIDED BY: 09/02/2001

SITE: 20 Ladbrooke Square, London, W11 3NA

PROPOSAL: Erection of new mansard roof storey level over main roof with 1 No. rooflight.

ADDRESSES TO BE CONSULTED

- 1.
2. 18-22 (consec.) Ladbrooke Square (except 20)
- 3.
4. 10 Ladbrooke Terrace
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

✓
~~DB~~
 21/12

16
 21/12

TP

SHEET 1 OF 1.

11002902

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 20 Ladbrooke Square PP002902

20 LADBROKE SQUARE

POLLING DISTRICT GA

- | | | | |
|-----|--|--------|--|
| 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							
3																✓	✓

	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	18/19	Ladbroke Square	W11 3N
Flat 2	18/19	Ladbroke Square	W11 3N
Flat 3	18/19	Ladbroke Square	W11 3N
Flat 4	18/19	Ladbroke Square	W11 3N
Flat 5	18/19	Ladbroke Square	W11 3N
Flat 6	18/19	Ladbroke Square	W11 3N
Flat 7	18/19	Ladbroke Square	W11 3N
Flat 8	18/19	Ladbroke Square	W11 3N
Flat 9	18/19	Ladbroke Square	W11 3N
Flat 10	18/19	Ladbroke Square	W11 3N
Flat 11	18/19	Ladbroke Square	W11 3N
	18	Ladbroke Square	W11 3N
	20	Ladbroke Square	W11 3NA
	22	Ladbroke Square	W11 3NA
	10	Ladbroke Terrace	W11 3PQ
1st Floor Flat	10	Ladbroke Terrace	W11 3PQ
Basement Flat	10	Ladbroke Terrace	W11 3PQ

Total Number of Buildings and Flats Found ~~17~~ 16

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/00/02902/SW
Room No:**

CODE A1

Date: 21 December 2000

DEVELOPMENT AT:

20 Ladbroke Square, London, W11 3NA

DEVELOPMENT:

Erection of new mansard roof storey level over main roof with 1 No: rooflight.

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

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



FILE COPY

2079/2080
020-7361-2079/2080

020-7937-5464
Switchboard:
Extension:
Direct Line:

Facsimile: 020-7361-3463

Date: 21 December 2000

**KENSINGTON
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02901/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Flat A, 50 Pembridge Villas, London, W11 3EG

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

Construction of new porch.

Applicant Mr. Nasser, Suite 15, 103-105 Harley Street, London, W1N 1HD

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

REASON FOR DELAY

CASE NO. PP/00/2901

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 *[highlight one or all]*
 - (i) Design
 - (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)



X1 AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address	20 Cadbrooke Sq	Appl. No.	00 / 2202	L.B.	C.A.	N
Description	Additional mansard storey	Code	AS		3	C S

Category One in the Cadbrooke CAPS, additional copies are not envisaged in principle for this terrace, to preserve its relatively uniform roofscape.

NJC 10-01-01.

Following site visit, this is clearly a gap site in terms of additional storeys. The building forms ^{one} a group of three, and two already have mansards. The additional mansard now proposed will add to the uniformity of the terrace in a positive way, so no design objection - Pt. conditions restrict grey slate, dormer cheeks/roof to be in lead and vertically sliding sashes, three over three, with all external joinery in painted timber.

NJC 16-01-01.

Carmel

Please return
file to me
after withdrawal
& I'll do special
letter to objecter

S

Flat 11,
18 Ladbroke Square,
London W11 3NA
Tel: 020 7221 9245

① Ask
② SW

Your ref. DPS/DCN/PP/00/02902/SW

MJ French, Esq.,
Executive Director

✓
23/11/2001

Planning & Conservation

The Town Hall

Hampton Street

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AP ACK		
23 JAN 2002 (49)									
ISSUES	IO	REC	ARB	FWD PLN	CON DES	FEE\$			

Dear Sir

re Proposed development at:
20 Ladbroke Square W11 3NA

Thank you for your notice concerning the above.

Although it was dated 2.12.00 I did not receive it until I returned to London last week.

I therefore hope I'm not too late to comment on the proposal

I live on the fourth floor so will be most affected by the proposed plan to erect a massed roof storey. As I am in my seventies and have enjoyed the peace & quiet of living without the inconvenience of possible noisy neighbours & so on I am very concerned. One of the main reasons for buying my flat was because it had some of the advantages of living in a detached house.

I would be obliged if you would take my comments into consideration when the plan comes before your Committee.

Yours faithfully,
Penelope

20 Ladbrooke Square

● Relevant History

TP 91/1209 PP mansard roof

2 story rear extⁿ at 1st + 2nd floor levels

conversion to s.f.d.
elevational alts.

This has been taken up by
conversion, rear extⁿ + ~~roof~~
elevational changes.
Roof addition not implemented
but PP remains valid

∴ this application can be withdrawn.

Discussed with Mr Michaelis.

He has the old drawings as approved in 1991

+ can ensure that his design follows it.

The roof top rooflight would be flush with
roof surface as indicated on section.

This would be a non-material alteration
to 1991 PP.

Letter to follow.

2/2.

The Royal Borough of Kensington and Chelsea
Directorate of Planning and Transportation

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

PLANNING FEE REFUND

PROPERTY	20 LADBROKE SQUARE LONDON W.11. 3NA
AGENT	MICHAELIS BOYD ASSOCIATES, UNIT B 97-101 WILSHAM STREET LONDON W11 4AU.

Fee Details

Receipt No.....	0252938
Date	15 / 12 / 2000
Payment made	£ 95 = 00
Fee required	£ NIL
REPAYMENT	£ 95 = 00
REASON	WITHDRAWN APPLICATION.

Authority

Signature	
Name (.....)	

D4/2214

— passed to TR for signature
on 05/02/01.

Brain

05/02/01.

FILE

The Ladbroke Association

Please reply to

Robert Meadows
19 Stanley Crescent
W11 2NA



Director of planning Services
The Town Hall
Hornton Street
W8 7nx

21 January 2000

Dear Sir

At a recent meeting of our committee we discussed the Planning Applications currently before you regarding buildings in this Conservation Area. We would like to comment on some of them, as follows.

withdrawn

Obj 20
00/2902

20 Ladbroke Square. The proposed extra storey in a mansard roof appears to be acceptable, provided that it follows the line and form of the mansard roof at No 21.

✓
29/1/2001

Obj 37
00/2795

37 Ladbroke Square. Inadequate information on the context - buildings either side, and the relationship of these proposals to them. Design detail too sketchy.

Obj 45
01/0081

40 Ladbroke Grove. (listed) The proposed conservatory has no relationship in form and alignment with the house. Loss of garden space. Effect on neighbours. Precedent. Not acceptable.

AP

26 Lansdowne Road. We understand that this application has been withdrawn. ???

TR

9A Ladbroke Grove. Revised scheme. Same comments relating to the effect on the privacy of the back gardens to the Holland Park Avenue houses.

00/2546
PSC G.C.

SW

74-78 Holland Park Avenue. This change has already taken place ! Is there any way of penalising someone who 'jumps the gun'?

01/41

BLN

Yours faithfully

Robert Meadows

RECEIVED BY PLANNING SERVICES									
DIR	ADM	FIN	C	SW	SE	ENF	AD	ACK	
24 JAN 2001									
FILES	IO	REC	APP	FWD	CON	FERS			
				PLN	CEC				

36

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

Reference: PP/00/02902/SW

Date: 29/12/2000

20 Ladbroke Square, London, W11 3NA

Erection of new mansard roof storey level over main roof with 1 No. rooflight.

APPLICANT E. & L. Villiers,

alup

sw 9/1