

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Paul Davis & Partners,
178 Ebury Street,
London,
SW1W 8UP

*Pl amend
description
9R OM
2/12*

APPLICATION NO: PP/00/02903

APPLICATION DATED: 14/12/2000

DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 18/12/2000

DATE TO BE DECIDED BY: 12/02/2001

SITE: 289/293 Fulham Road, London, SW109PZ

Elevation alterations involving

PROPOSAL: — Creating a double height arched entrance to No. 293, ~~the top of which matches existing~~
~~arched opening at first floor level of No. 289, to give central access to possible Class A1/A3 accommodation at~~
~~first floor. This existing arched opening at No. 289 to be replaced with 2 windows and surrounds all to match~~
~~existing as first floor of No. 291.~~

and the

ADDRESSES TO BE CONSULTED

1. ~~285-297~~ (including Res. above) Fulham Road
2. ~~285-297~~ (odd) Fulham Road
3. ~~1-15 Elm Park Chambers~~
- 4.
5. 134-140 (even) Fulham Road
6. 99 Drayton Gardens
- 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

*OM
2/12*

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 289-293 Fulham Rg

289-293 FULHAM ROAD

POLLING DISTRICT P

PP002903

- | | | | |
|-----|--|--------|--|
| 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						
								<input checked="" type="checkbox"/>		<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	140a	Fulham Road	SW109PY	
Flat 2	140a	Fulham Road	SW109PY	
Flat 3	140a	Fulham Road	SW109PY	
Flat 4	140a	Fulham Road	SW109PY	
Flat 5	140a	Fulham Road	SW109PY	
Flat 6	140a	Fulham Road	SW109PY	
	289/297	Fulham Road	SW109PZ	
2nd/3rd Floor Flat	134	Fulham Road	SW109PY	
	136	Fulham Road	SW109PY	
Flat 1: 1st Floor	136	Fulham Road	SW109PY	
Flat 2: 2nd Floor	136	Fulham Road	SW109PY	
Flat 3: 3rd Floor	136	Fulham Road	SW109PY	
	138	Fulham Road	SW109PY	
1st Floor Flat	138	Fulham Road	SW109PY	
2nd Floor Flat	138	Fulham Road	SW109PY	
3rd Floor Flat	138	Fulham Road	SW109PY	
	140	Fulham Road	SW109PY	
	285	Fulham Road	SW109PZ	
Flat 17/19	Elm Park Chambers	285	Fulham Road	SW109QA
		287	Fulham Road	SW109QA
		297	Fulham Road	SW109EW

Total Number of Buildings and Flats Found ~~21~~ 19.

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/00/02903/JT
Room No:**

CODE A1

Date: 21 December 2000

DEVELOPMENT AT:

289/293 Fulham Road, London, SW109PZ

DEVELOPMENT:

Elevational alterations involving creating a double height arched entrance to No. 293, and the existing arched opening at No. 289 to be replaced with 2 windows and surrounds all to match existing.

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



KENSINGTON
AND CHELSEA

FILE COPY

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 27 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02903/JT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 289/293 Fulham Road, London, SW109PZ

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

Elevational alterations involving creating a double height arched entrance to No. 293, and the existing arched opening at No. 289 to be replaced with 2 windows and surrounds all to match existing.

Applicant Trustees of Sloane Stanley Chelsea Estate, C/o Pemberton Greenish, 45 Pont Street, London, SW1X 0BX

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. _____

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.....

..... 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)

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:

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/00/02903/JT

Date: ~~29/12/2000~~ 03/01/01

289/293 Fulham Road, London, SW109PZ

Elevational alterations involving creating a double height arched entrance to No. 293, and the existing arched opening at No. 289 to be replaced with 2 windows and surrounds all to match existing.

APPLICANT Trustees of Sloane Stanley Chelsea Estate,



RBKC District Plan Observations CONSERVATION AND DESIGN

Address	289/293, Fulham Rd.	Appl. No.	00R903/JT	L.B.	C.A.	N C SW
Description	Front elevations alterations	Code	LA			

The proposed elevational change is rather bold, but not out of keeping. It is not ~~and~~^{within} a conservation area.

I am not opposed to it, as long as the shopfront surrounds to all the buildings are as uniform as shown on the drawing. - i.e. were these part of the approval? I hope it was just the signage and minor details inside the surrounds (i.e. not the pilasters, nor the facias) which might be 'customised' by the future individual shop tenants. Details + materials of the current proposal to be controlled by conditions -

M-
22/1/01



Hj

THE CHELSEA SOCIETY

founded by Reginald Blunt in 1927 to protect and foster the amenities of Chelsea

President SIR SIMON HORNBY
Chairman DAVID LE LAY, R.I.B.A., F.R.S.A.

Hon. Secretary HUGH KRALL
51 MILMANS STREET
LONDON SW10 0DA

M.J.French Esq., FRICS DipTP MRTPI Cert TS
Executive Director of Planning and Conservation
Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
LONDON W8 7NX

Planning Secretary
39 Elm Park Gardens
LONDON SW10 9QF

16th January 2001

Dear Mr. French,

289-293 Fulham Road, SW10, TP reference002903

We objected to the insertion of a double height arched opening into this formal elevation. It breaks the facia above the shops and unbalances the regularity of the fenestration.

We believe this to be an unnecessary and illogical alteration which has undesirable effects internally.

Yours sincerely,

Terence Bendixson
Planning Secretary

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
OM 19/11		19 JAN 2001			94		
				FWD PLN	CON DES	FEES	

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Professor A J Seeds
114 Beaufort Street
London SW3 6BU

Switchboard: 020 7 937 5464
Extension: 2467
Direct Line: 020 7361 2467
Facsimile: 020 7361 3463
Email: plnjwd@rbkc.gov.uk



KENSINGTON
AND CHELSEA

08 February 2001

My reference: **DPS/DCSW/JT** Your reference:
/PP/00/2577 &
2903

Please ask for: **John W Thorne**

Dear Professor Seeds

Town & Country Planning Act 1990
289-297 Fulham Road SW10

I refer to your letter dated 5th February 2001 concerning the current applications in respect of the above building.

With regard to the proposed restaurant use of No.293 and the upper floors of all five properties, your comments are noted and will be reported, in addition to those in your letter of 12th December 2000, to members of the Planning Services Committee when the proposal comes before them for consideration- this is likely to be in late February or early March. Please contact the case officer John W Thorne on the above number for confirmation of the meeting date.

I also note your comments respecting the proposed alterations to the Fulham Road frontage of Nos 289 and 293.

In that the proposal for a double height arched shop front replicates in a different location (No.293) an original feature of the building (at No.289) which was later obscured by the fascia and shop front of Tullys, it is not considered to result in significant harm to the character or appearance of the building or the area to the extent that a refusal of planning permission could be substantiated. The design of the shop front itself, although linked to the restaurant proposal in terms of the applicants' intent, is not in any way prejudicial to consideration of that proposal, and falls to be considered on its merits as a physical alteration to the building. Having carefully considered your representations, I have therefore reported the application to the Members' Panel with a recommendation that planning permission is granted.

I trust this is of assistance

Yours sincerely

M J French

Executive Director, Planning & Conservation

THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

1901-2001

R.B.K. & C.
TOWN PLANNING

18 DEC 2000

RECEIVED



Existing facade



Montage photo of proposed changes to facade

PP002903

Facade photos
289 & 293 Fulham Road SW10
Alterations to openings in facade
Sloane Stanley Estate
Job ref. 1153
Paul Davis & Partners
Dec 2000

PP002903

R.B.K. & C.
TOWN PLANNING

18 DEC 2000

RECEIVED



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