

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Markam Architects,
404 The Chambers,
Chelsea Harbour,
London,
SW10 0XF

APPLICATION NO: PP/00/02904

APPLICATION DATED: 13/12/2000

DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 19/12/2000

DATE TO BE DECIDED BY: 13/02/2001

SITE: 35 Thurloe Square, London, SW7 2SR

PROPOSAL: Extending basement at the rear of the house and raise level of rear patio to achieve enough head room for new extension under the raised patio, bringing it level with adjacent rear patio of No. 36 Thurloe Square. Replacing conservatory on ground floor with new one.

ADDRESSES TO BE CONSULTED

- 1. 18 + 18A Thurloe Place
- 2.
- 3. 34, 36 + 37 Thurloe Square
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

5
~~PP~~
2/12

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

~~PP~~
2/12

~~PP~~
2/12
R

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 35 Thurloes Sq

35 THURLOE SQUARE

POLLING DISTRICT 0

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

- HB Buildings of Architectural Interest PP002904 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							
13A	II																

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

<i>The Offices</i>	<i>18^A Thurloe Place</i>	
18	Thurloe Place	SW7 2SP
34	Thurloe Square	SW7 2SR
36	Thurloe Square	SW7 2SR
37	Thurloe Square	SW7 2SR

Total Number of Buildings and Flats Found ~~4~~ 5.

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02904/ALS

CODE 1D

Room No:

Date: 21 December 2000

DEVELOPMENT AT:

35 Thurloe Square, London, SW7 2SR

DEVELOPMENT:

Extending basement at the rear of the house and raise level of rear patio to achieve enough head room for new extension under the raised patio, bringing it level with adjacent rear patio of No. 36 Thurloe Square. Replacing conservatory on ground floor with new one.

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

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

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 21 December 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02904/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 35 Thurloe Square, London, SW7 2SR

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

Extending basement at the rear of the house and raise level of rear patio to achieve enough head room for new extension under the raised patio, bringing it level with adjacent rear patio of No. 36 Thurloe Square. Replacing conservatory on ground floor with new one.

Applicant Mr. & Mrs. Rishani, 35 Thurloe Square, London, SW7 2SR

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

35 Thurlow Square

listed bldg

Member Estate Cons
Area.

Checked 16/2
left message

left message
intro guys 7/2
(x2)

rec 2 alts
7/2
only over
elw +
underpinning
but not
external
alts as
disas sedan
site

1/ fill light well at
rear por level with
sky light over part
+ raise patio level

1/ fill light well with
a replacement cons
with small light well
behind
Cons of modern plain
design.

Already has Cons at
1st floor level

Alts in rto 1st floor
also

to be on
left as
message

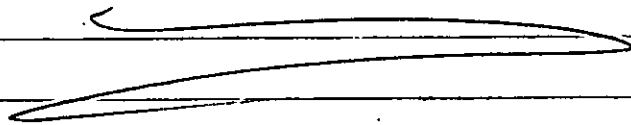
SV
mar 15 m Jan
11.15 + Helena
+ m ~~mark~~
miller

SU

Extend to until ~~to~~
new lightwell ok
ok to raise level of
patio to match no 36.

push back one slightly
+ do as plain glass
with glass roof +
no guttering

Retain wall ~~between~~
to be V bathroom as
original





RBKC

District Plan Observations

CONSERVATION AND DESIGN

Address <i>35, Thurloe Sq.</i>	Appl. No. <i>00/2904/.../145</i>	L.B. <i>11</i>	C.A. <i>13A</i>	N C SE
Description <i>Rear basement extension, raised patio over rebuilding of ground floor lightwell conservatory + internal alterations. at LG level.</i>		Code <i>X</i>	<i>I</i>	<i>J</i>

See my comment re the works at rear LG level and re. the LG internal works on the parallel application 00/2888 (attached).

With regards to the proposed modern replacement of the ground floor lightwell infill conservatory - this needs to be assessed on site again. I am not sure about the actual (under) design + materials - sit meeting please.

J.
4/1/01



COPY

RBKC District Plan Observations CONSERVATION AND DESIGN

Address	35, Thurloe Square	Appl. No.	00/2888/ALS	L.B.	TI	C.A.	13A	N	CL SK
Description	Rear basement extension, gate over, incl. infill of well known	Code	int raised, minor LG, intemp. alt.		X		I		M

1) This will need to be checked on site. I attach history to this proposal, as you see they were beginning to explore this in 1999 already. The advice we have given them on the further excavation at rear was:

- need to have assessment of structural matters / stability of all surrounding walls, the buildings all around + the one beyond are all listed?
- we were not keen on raising the patio. (see my note X on their book).

We shall need to assess again if the rise is OK - 650mm?

- 2) Ditto re. The further infill of the rect. rear most basement patio.
- 3) not keen on removal of internal wall between what looks as the original wine + beer stores. need to do a site assessment again.

J. 4/1/01

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:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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/00/02904/ALS

Date: 29/12/2000

Explicit

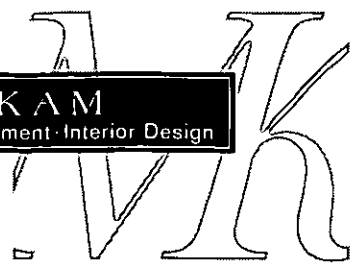
35 Thurloe Square, London, SW7 2SR

Extending basement at the rear of the house and raise level of rear patio to achieve enough head room for new extension under the raised patio, bringing it level with adjacent rear patio of No. 36 Thurloe Square. Replacing conservatory on ground floor with new one.

APPLICANT Mr. & Mrs. Rishani,

*Railings outside property.
28/12*

Jus
D1/1737



2 February 2001

Partners

Marwan Jamal (B. Arch) RIBA
Kamal Milki (B. Arch)

CON...
TO...
OF...
H/S
PLANS
ITION
PLEASE

Att Miss Helen Benes
Planning and Conservation Area Department
RBKC , The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 6 FEB 2001							50
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Miss Benes,

Re: 35 Thurloe Square, London SW7

Thank you for taking the time to meet me at the above address on Monday the 15th of January.

As per your recommendation and request, please find enclosed the following:

- 6 copies of drawing No RISH -TS/A06 A showing the revisions to the glass conservatory on the ground floor. The new proposal shows less glazing bars, the replacement of the rain water gutter at the front of the conservatory with a "protruding" glass roof on a glass front, and a front glass pane 100 mm lower than the previous proposal achieving a stronger fall to the roof and allowing a better draining of the rain water.
- A copy of the letter / report prepared by Messrs KSP outlining in the preliminary structural proposal for the support of the adjoining owner's properties, namely No 18 Thurloe Place about which you have expressed some concern regarding the structural effects.

I trust that the enclosed documents, together with the other drawings already sent to you with the Planning Applications, will enable you to consider our applications and look forward to receiving your reply.

Please do not hesitate to contact me should you need any additional information.

Yours sincerely
For MARKAM

K A Milki



building design consultants

Partners

Raymond Gittins

Jill Gittins

Associates

Robert Olrod

Jeffrey Wade

CEng MStructE

BA (Hons)

CEng MStructE

MCI0B MBEng

The Old Laundry Hawkwood Lane Chislehurst Kent BR7 5PW Tel & Fax: 0181-295 0033

Mr K Milki
Markam, Architects
404 The Chambers
Chelsea Harbour
London SW10 0XF

Our ref: KSP.412/7

2nd February 2001

Dear Mr Milki,

Mr & Mrs Rishani: 35 Thurloe Square, London SW7
Proposed rear lower-ground floor extension

In accordance with your instructions, I can confirm that I have visited the above-mentioned property, and examined your building proposals (drawings nos. RISH-TS/A01, A02, A03 & A05). The property comprises a brick-built Georgian mid-terrace dwelling, with the accommodation arranged on semi-basement, ground, first and second floor levels. The proposal involves reducing the ground level of the walled rear garden by some 2.5m approx., and erecting a flat roof over the entire area in order to increase the size of the living accommodation at lower-ground floor level, and to create a sitting-out area on the flat roof, at ground-floor level.

You have asked me to comment on the proposed excavation of the garden, and its impact upon nearby properties. For ease of reference, I have prepared a sketch (drawing no. KSP.412/7/1) showing the area to be reduced, and identifying (as A, B and C) the walls of neighbouring properties which are affected by the scheme.

Wall A. This is a party garden wall, which separates nos. 35 and 36 Thurloe Square. As the owners of no.36 recently carried out building works of the same nature as proposed at no.35, it can safely be assumed that the garden wall has been underpinned to an appropriate depth.

continued

..... continued

Wall B. This is the flank wall of no.18 Thurloe Place, whose lower-ground floor accommodation is arranged at the same level as that which is proposed for no.35 Thurloe Square.

Wall C. This is the rear wall of a garage at the rear of no.34 Thurloe Square. Its foundations are unlikely to extend to beyond a depth of 600mm below ground level, which is clearly inadequate for your purposes.

Conclusion

Whilst the proposal to reduce the ground level will not adversely affect walls A and B, it will be necessary for wall C to be underpinned to below the new ground level.

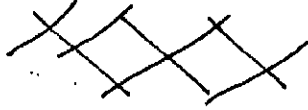
I trust that this brief report will provide the information you require, but should any further assistance be needed please do not hesitate to contact the writer.

Yours sincerely,



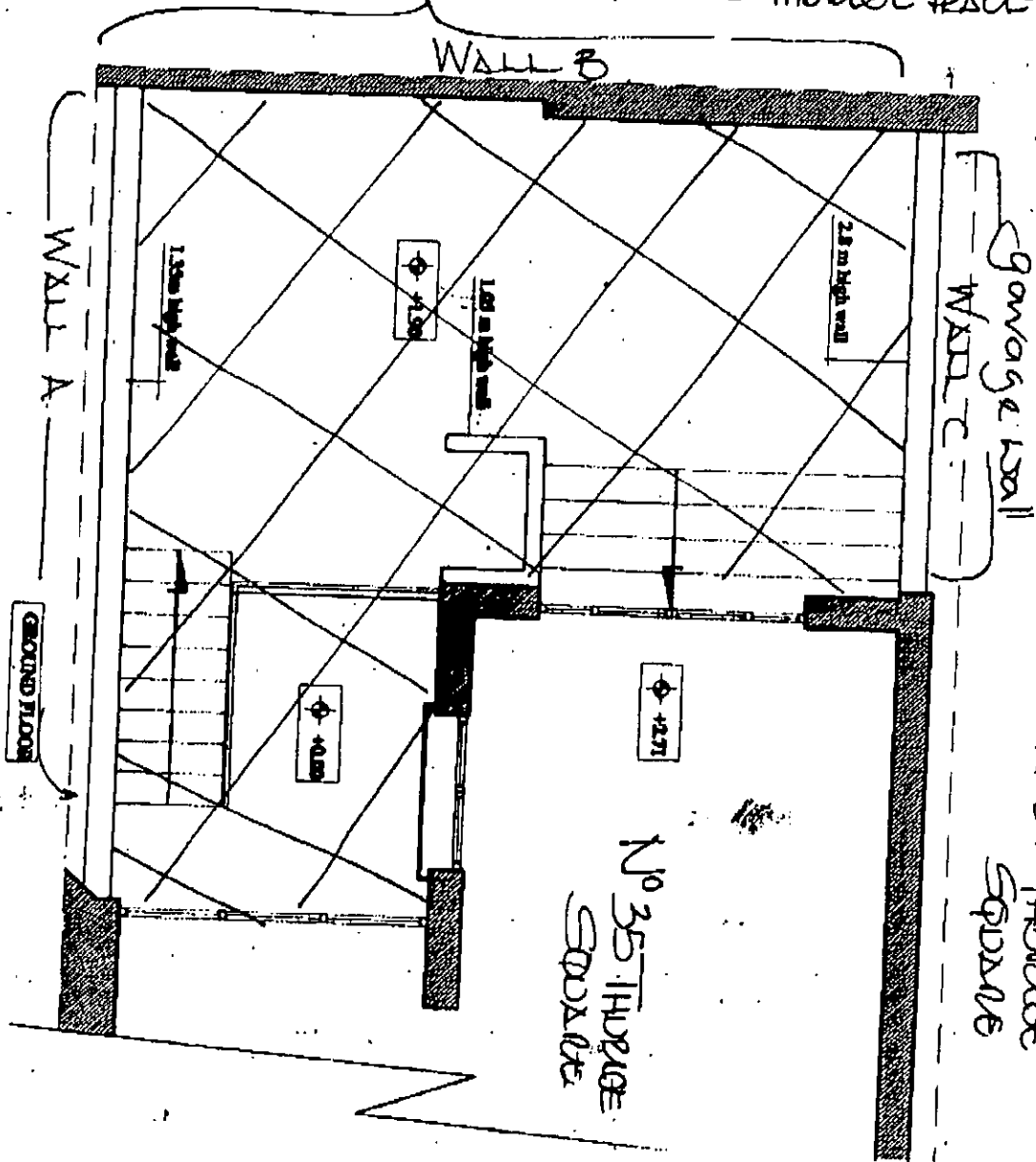
R.T.Gittins CEng MStructE

AREA TO BE REDUCED



Flank wall of No 18 THOROE TRACE

WALL B



No 30 THOROE SQUARE

No 35 THOROE SQUARE

No 34 THOROE SQUARE

Project MR & MRS BISHANI
35 THOROE SQUARE SW7

Drawing No.
KSP/412/7/1

Date
17:1:01

K.S.P
The Old Laundry
Hawkwood Lane
Chislehurst BR7 5PW
081-295 0033





ENGLISH HERITAGE

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: LB/00/02905
Our ref: LRS/2085/35
Contact: P Calvocoressi
Direct Dial: 020-7973-3763

For the attention of A Salmon

Dear Sir/Madam

- 5 FEB 2001

**Planning (Listed Buildings and Conservation Areas) Act, 1990:
35 THURLOE SQUARE, SW7**

Applicant: Mr & Mrs Rishani

Grade of building(s): II

Proposed works: Extending basement of rear of the house & raising level of rear patio to achieve enough head clearance for the new extension, bringing it in level with adjacent rear patio.

Repairing conservatory on ground floor with new one.

Drawing numbers: RISH-TS/A01, A02, A04 & A06

Date of application: 13.12.2000

Date of referral by Council: 21.12.2000

Date received by English Heritage: 02.02.2001

Date referred to GOL: 31.01.2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(43)		- 7 FEB 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEB	

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

BB
2/2

Yours faithfully

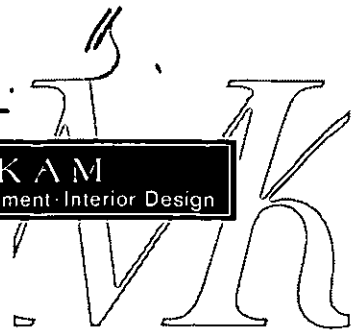
P Calvocoressi
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed J.A.K. [initials]
Date 2/2/01

LR/F

None, An Iron file

MARKAM
Architecture · Refurbishment · Interior Design



12 February 2001

Partners

Marwan Jamal (B. Arch) RIBA
Kamal Milki (B. Arch)

Att Miss Helen Benes
Planning and Conservation Area Department
RBKC, The Town Hall
Hornton Street
London W8 7NX

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

(33)

Dear Miss Benes,

Re: 35 Thurloe Square, London SW7

Following our telephone conversation last week regarding the proposed alteration at the above property, I relayed your views about the bathroom wall to my Client and your wish to see small wall nibs kept as a reminder of the existence of this wall in particular.

My Client appreciates your concern regarding the preservation of original features and structures in of the house. In fact she has herself ensured that all the original features since she bought the house and has been living in it were kept. With regard to the bathroom wall, she would like you to note that she feels that by keeping the third bottom section of the wall, which is what the proposal entails, the existence of this wall will always be noticeable in the future. She feels that this will be a stronger reminder of the wall than the two small nibs that you were recommending.

Could you kindly look into this small matter once more and let me have your views.

I trust that you agree with our Client's proposal and if so, there is no need to keep the nibs, then the drawings that we have sent you represent that latest proposal, and the Planning Application submitted should be considered on the basis of these drawings. If you still do not feel satisfied with our Client's proposal regarding the wall, I will be grateful if you call me on our number below to discuss and finalise this matter.

Yours sincerely
for MARKAM

K A Milki

404 The Chambers, Chelsea Harbour, London SW10 OXF
Tel: 020 7349 9882 Fax: 020 7349 8616
info@markamdesign.com www.markamdesign.com

VAT Reg. No 648 9383 80

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: 35 Thurloe Square, SW7

Description: Rear basement extension with raised level of patio over, rebuilding of rear ground floor conservatory and minor internal alterations at the lower ground floor level

Application No: 00/2905

DC Case Officer: ALS

Drawing Nos: RISH-TS/A01, A02,
A04, A06A

CD Case Officer: HB

Date: 19th February 2001

Grant/Refuse: Grant

Formal Observations:

It is proposed to infill an existing small basement level lightwell in the rear part of the property and to excavate beyond the existing extension at this level below the existing ground floor level rear patio. The level of this patio is to be raised by 650 mm to match the level of the patio on the adjoining no 36. The proposals also include rebuilding of the existing ground floor level conservatory which is located beyond the main lightwell. The proposed design is of modern frameless glass construction instead of the existing recent date heavier framed structure. The planform and height of the conservatory is not being changed.

Internally it is proposed to carry out minor alterations at the central part of the lower ground floor.

The proposed works will not harm the surviving special architectural and historic interest of this listed property.

Conditions:

C205

C212

213 in particular in relation to no 34, Thurloe Square and no. 18, Thurloe Place

Signed: *H. H. Poene*

Date: 19 / 2 / 01

Approved: *David McQuinn*

Date: *20/02/01*

Other Notes:

REASON FOR DELAY

CASE NO. PP100/2904

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..... 2 weeks.....

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

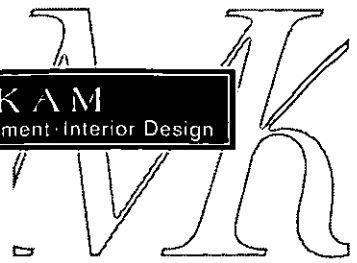
7) Of the Committee cycle

8) Applicant's instruction

9) OTHER REASON.....

and after the revision to the Conservatory came Cons officer conceded but no longer refer revision to it error

Signed..... Anne Lalor..... (Case Officer)



Partners

Marwan Jamal (B. Arch) RIBA
 Kamal Milki (B. Arch)

19 February 2001

Att Miss Helen Benes
 Planning and Conservation Area Department
 RBKC, The Town Hall
 Hornton Street
 London W8 7NX

Amel,
this drawing
supercedes May 04.
need to amend the
found of.
J. 21/2

Dear Miss Benes,

Re: 35 Thurloe Square, London SW7

Following my letter to you dated 2 February 2001 I had a conversation with your colleague Mrs Salmon with regard to the wall of the bathroom at lower ground floor level at the above house. I had the impression that she did not see my aforementioned letter to you as she was still asking for the revised drawings showing the changes to the lower ground floor plan.

I am nevertheless herewith enclosing 6 copies of drawing No RISH-TS/A04 A showing an additional note highlighting the proposes alteration to the bathroom wall.

Please let me know if you need any additional information and kindly ask you to consider the Applications on the basis of all the drawings sent to you todote.

Yours sincerely
 For MARKAM

Kamil Milki
 K A Milki

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(33)		21 FEB 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

HB
 COPY OF PLANS
 TO INFORMATION
 OFFICE PLEASE

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

To: Chief Administrative Officer (Planning) Date: 20 February 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02904 /CHSE
Applicant's Ref: MR. MILKI
Application Date: 13/12/2000 Complete Date: 19/12/2000 Revised Date: 06/02/2001
Applicant: Markam Architects, 404 The Chambers, Chelsea Harbour, London,
SW10 0XF
Address: 35 Thurloe Square, Chelsea, SW7 2SR

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 (vi) - listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | 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 (iv) - amendments as required by T.P. Committee | 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 (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

**DELEGATED
APPROVAL
26 FEB 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 rear extension at basement level and raising the level of the rear patio, together with the erection of a replacement conservatory at ground floor level.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02904 and PP/00/2904/A
Applicant's drawing(s) No. RISH-TS/A01, RISH-TS/A02, RISH-TS/A04 and RISH-TS/A06
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 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

PP/00/02904: 1

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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. **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)

INFORMATIVES

1. I10
2. I11
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, Policies CD25, CD28, CD30, CD40, CD41, CD42, CD44, CD52, CD53 and CD58.(I51)

1.0 THE SITE

35 Thurloe Square is a terraced property on the west side of the square close to the junction with Thuloe Place. The property is listed grade II and is within the Thurloe Estate and Smith's Charity conservation area. The proposals relate to the basement and ground floors of the property.

There are also a pair of current applications for the erection of the basement extension and raising of the patio without the replacement of the conservatory.

2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD28, CD30, CD40, CD41, CD42, CD44, CD52, CD53 and CD58.

The property has a solid half width extension and the lightwell is infilled with a conservatory at ground floor level. There is a patio at ground floor level which has access from both ground floor and basement levels. There is also a conservatory at first floor level.

It is proposed to extend the property to occupy the remainder of the site, and to raise the height of the patio by 0.6m to provide additional basement accommodation. A small lightwell with a glazed roof over will be created to light the bedroom in the basement.

In the lightwell at ground floor level, the existing conservatory will be replaced with a conservatory of a simpler, more modern design. The extent of the conservatory would not be increased.

The extension at basement level and the design of the new conservatory are considered to be acceptable in the context of the rear of the building. It is considered that these alterations would not harm the special architectural character of the listed building. In addition, it is considered that the proposal will not harm the character or appearance of the conservation area.

Internal alterations are also proposed. These are discussed on the parallel application for listed building consent.

Further, it is considered that since the boundary wall and trellis is retained, there will not be any additional overlooking from the raised patio into the garden of the neighbouring property.

English Heritage have authorised the council to determine the application as it thinks fit. A formal observation is attached.

3.0 CONSULTATION

Occupiers of 5 neighbouring properties have been notified of the proposal. No representations have been received.

Report by ALS
Approved by *[Signature]*