



# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 35, Thurloe Sq.

35 THURLOE SQUARE.

POLLING DISTRICT 0  
LB002905



- |     |  |        |  |
|-----|--|--------|--|
| 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							
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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: LB/00/02905/ALS**

**CODE 1D**

**Room No:**

**Date: 21 December 2000**

**DEVELOPMENT AT:**

**35 Thurloe Square, London, SW7 2SR**

**DEVELOPMENT:**

**Extending basement at rear of the house and raising level of rear patio garden to achieve enough head clearance for the new extension, bringing it level with adjacent rear patio.  
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

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**PLANNING AND CONSERVATION**

**THE TOWN HALL HORNTON STREET LONDON W8 7NX**

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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English Heritage  
Historic Building and Monuments Commission  
London + South East Region  
23 Saville Row, London  
W1X 1AB

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2085  
Extension: 2085  
Facsimile: 020-7361-3463

Date: 21 December 2000

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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My Ref: **DPS/DCSE/LB/00/02905** Your ref: **MR. MILKI** Please ask for: **A. Salmon**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

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

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 13/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

# REASON FOR DELAY

CASE NO. PP100/2905

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)

35th Ave Square

Wood building

Thurloe Estate area

Infill lightwell at car  
level with  
glazed skylight over part

to raise patio level

Infill lightwell at g/f  
level with cars with  
small lightwell behind  
cars with v. plain elev.

Alts into 1st floor

Already has cars at ~~1st~~  
1st floor level.

Cars a modern design

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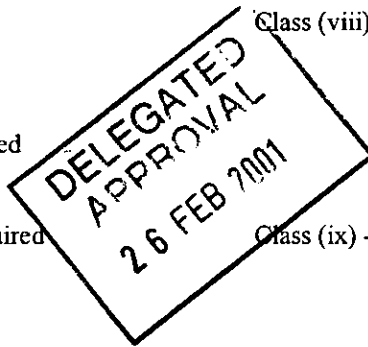


**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 20 February 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: LB/00/02905 /CLBA  
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) - <del>listed</del> building consent for above Classes.  |
| Class (ii) - shop fronts                                 | Class (vii) - approval of facing materials  |
| Class (iii) - conversion from non<br>s/c dwellings etc   | Class (viii) - grant of planning permission for a<br>change from one kind of<br>non-residential use except from one<br>kind of non-residential use except<br>where this would involve the<br>loss of shop use |
| Class (iv) - amendments as required<br>by T.P. Committee | Class (ix) - grant permission licence or no<br>objection by T.P. Committee<br>under Sections 73, 74, 138, 143, 152,<br>153, 177 & 180 of the Highways Act   |
| Class (iv) - amendments as required<br>by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways<br>Act 1980  |
| Class (v) - above classes after D.P.<br>Committee agree  |   |



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 floorlevel and internal alterations.**

**RECOMMENDED DECISION Grant listed building consent**

RBK&C drawing(s) No. LB/00/02905 and LB/00/2905/A

Applicant's drawing(s) No. RISH-TS/A01, RISH-TS/A02, RISH-TS/A03 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

LB/00/02905: 1



## CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The works hereby permitted shall be begun before the expiration of five years from the date of this consent. (C201)**  
*Reason - As required by Section 18 of the Planning (Listed Buildings and Conservation Areas Act) 1990, to avoid the accumulation of consents. (R201)*
2. **The works hereby permitted shall be carried out in their entirety exactly and only in accordance with the drawings, and other particulars, forming part of the Consent, and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C205)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R205)*
3. **All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to colour, material, texture, and profile. (C206)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R206)*
4. **Before any work is undertaken in pursuance of this consent to demolish any part of the building, such steps shall be taken and such works carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained. (C212)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R211)*
5. **Structural Engineers drawings indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction, with particular regard to 34 Thurloe Square and 18 Thurloe Place, shall be submitted to, and approved in writing by, the Local Planning Authority before the relevant part of the work is begun.**  
**Before any work is undertaken in pursuance of this consent to demolish any part of the building, steps shall be taken and the requisite works carried out in accordance with the approved Structural Engineer's drawings. (C213)**  
*Reason - In order to safeguard the special architectural or historic interest of the building. (R211)*

## INFORMATIVES

1. I10A
2. I11

3. I21A
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. Both of these items are discussed on the parallel application for planning permission.

The only internal alteration is the combination of the existing silver and wine cellars to form a bathroom in the basement. Part of the original wall between the cellars is retained, and this alteration is not considered harmful to the integrity of the listed building.

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 