

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. T. Stiff,
TMO Technical Services,
2 Allen Street,
London,
W.8

APPLICATION NO: PP/00/02910

APPLICATION DATED: 07/12/2000

DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 19/12/2000

DATE TO BE DECIDED BY: 13/02/2001

SITE: 15/95 West Row, London, W10 5AX

PROPOSAL: Remove existing single gate and replace with new vehicle access gate to be located at North-West end of site. Works will also include the provision of a pedestrian gate. (Council's Own Development)

ADDRESSES TO BE CONSULTED

- 1. 15-~~45~~⁴² WEST ROW
- 2.
- 3. 16-30 RUTH HOUSE, WEST ROW
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

20

✓
22/12

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

✓
22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 15-95 West ~~Road~~ Row

15-95 WEST ROW

POLLING DISTRICT B.

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

- PP002910
- | | | | |
|-----|--|--------|--|
| 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							
								✓									

	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

Ruth House	Kensal Road	W10 5DF
15/49	West Row	W10 5A
	15 West Row	W10 5A
	17 West Row	W10 5A
	19 West Row	W10 5A
	21 West Row	W10 5A
	23 West Row	W10 5A
	25 West Row	W10 5A
	27 West Row	W10 5A
	29 West Row	W10 5A
	31 West Row	W10 5A
	33 West Row	W10 5A
	35 West Row	W10 5A
	37 West Row	W10 5A
	39 West Row	W10 5A
	41 West Row	W10 5A
	43 West Row	W10 5A
	45 West Row	W10 5A
	47 West Row	W10 5A
	49 West Row	W10 5A

Total Number of Buildings and Flats Found 20

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/00/02910/SW
Room No:

CODE: SL

Date: 22 December 2000

DEVELOPMENT AT:

15/95 West Row, London, W10 5AX

DEVELOPMENT:

Remove existing single gate and replace with new vehicle access gate to be located at North-West end of site. Works will also include the provision of a pedestrian gate. (Council's Own Development)

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT
MATCHED CHECK CORRECT CODE IS ENTERED**

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Ruper Howe, Consultation Manager,
CrossRail Project Team,
30 The South Colonnade,
Canary Wharf,
London,
E14 5EU

Switchboard: 020-7937-5464
Direct Line: 020-7361-2082
Extension: 2082
Facsimilie: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 22 December 2000

My Ref: DPS/DCN/PP/00/02910 Your ref: Please ask for: Mrs.S. Wilden

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 15/95 West Row, London, W10 5AX

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

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



File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 22 December 2000

KENSINGTON
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02910/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 15/95 West Row, London, W10 5AX

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

**Remove existing single gate and replace with new vehicle access gate to be located at North-West end of site. Works will also include the provision of a pedestrian gate.
(Council's Own Development)**

Applicant Royal Borough of Kensington and Chelsea, **The Town Hall, Hornton Street, London, W8 7NX**

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. - PP1/00/2901

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.... 3 days.....

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) expired 31/01

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..... [Signature]..... (Case Officer)

Wilden, Sarah: PC-PlanSvc

From: Louis, Kim: ES-HwyTraf
Sent: 10 January 2001 11:35
To: Wilden, Sarah: PC-PlanSvc
Subject: Application Request

Sarah,

I would be grateful if you could send me the following application:

00/2910 15/95 West Row, London, W10 5AX

If there will be a delay in getting the application to us or if you feel that the application does not contain any traffic implications, could you send a quick email to let us know.

Many thanks

Kim

RBK&C TRANSPORTATION COMMENTS

PP Number: 00/2910	Address: 15/95 West Row		Date of obs: 11 Jan 2001	
Proposal: Remove existing single gate and replace with new vehicle gate to be located at North-West end of site. Works will also include the provision of a pedestrian gate. (Council's own development)			Obj	No Obj ✓
File Number As above	Initial Observations		Transportation Officer: Steve Lauder	D C Officer: SW
	Full Observations	✓		

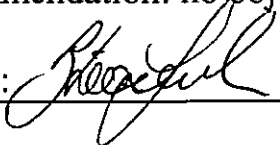
Supplementary information:

Comments:

The proposed new gates are located on private land, and will not , in my view, interfere with the safe operation of the public highway.

Relevant transportation policies: none

Recommendation: no objection

Signed: 

Site:	West Row 15-25	File reference:	PP 00 2910
Subject:		Site <input type="checkbox"/>	Office <input type="checkbox"/>
R.B.K. & C Planning Services		Date: 10 01 01	
NOTES OF MEETING - SV			

Names of persons attending:

Officers	Applicant/Agent/Resident
SW	/

Matters discussed:

Addⁿ notification needed as all flats have th access only from this side.
 Looks harmless.
 Gate already there but standing open.
 Emergency th access ? Transport to comment.
 ↳ COD case.
 Design looks fine, tho' dwg appears to feature more railing panels than would fit on the site - described as "sketch".

Signatures:

Department CrossRail Project Team

Ext/Direct: 020 7308 4400
Fax: 020 7308 4680
Our ref: Ps.020/00/HVR/hvr/08037
Your ref: DPS/DCN/PP/00/02910
Date: 10th January 2001

①PC
②SW



London Underground Limited
30 The South Colonnade
Canary Wharf
London E14 5EU
Telephone 020 7222 5600

The Royal Borough of Kensington & Chelsea
Planning and Conservation
The Town Hall
Hornton Street
London
W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO/ACK
12 JAN 2001							
PPS/S	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Sirs,

RE: 15/95 WEST ROW, LONDON W10 5AX

Thank you for your letter dated 22nd December 2000, requesting the views of the CrossRail Project Team on the above application.

The application has been considered, and we wish to make no comment.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully

✓
CT
12/1/2001

H.V. Robinson

**pp David J Taylor
MANAGER, STATIONS & SAFEGUARDING**

Ac.
DPA

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: ⁵February 2001

Our Ref:

PP/00/02910 /COTH

Applicant's Ref:

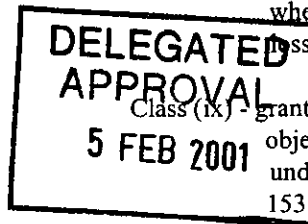
Application Date: 07/12/2000 Complete Date: 19/12/2000 ~~Revised Date:~~

Applicant: Mr. T. Stiff, TMO Technical Services, 2 Allen Street, London, W.8

Address: 15/95 West Row, London, W10 5AX

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 |



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

DESCRIPTION OF PROPOSED DEVELOPMENT

Remove ^{al of} existing single gate and replace with new vehicle access gate and pedestrian access gate to be located at North-West end of site. (Council's Own Development)

RECOMMENDED DECISION Grant Planning Permission under Regulation 3 (Council's Own Development)

RBK&C drawing(s) No. PP/00/02910 Applicant's drawing(s) No. ^{ANNUNU} Unnumbered 1:2000 scale ~~map~~ and unnumbered A4 sheet entitled "Sketch of proposed gates".

Site plan

I hereby determine and grant this application 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/00/02910: 1

hand
- 2.2.01.

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. **The gates hereby permitted shall be painted black, and so maintained. (C082)**
Reason - To safeguard the appearance of the building/street. (R082)

INFORMATIVES

1. I09
2. I21
3. I30
4. 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 CD 25, CD33 and CD44. (I51)

DELEGATED REPORT

Address 15-95 West Row, W10

Reference PP 00 02910

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

Removal of existing vehicular access gate & replacement with new access gate & pedestrian gate

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)

Who Nave

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing Council owned blocks of flats with vehicular access at northern end of site between N°15-49 and ~~Reuben~~ House. Pedestrian entrance

Issues/Policy/Precedent/Conditions/Third Schedule

The issues in this case are the effect upon appearance of premises and security of site.

Relevant UDP Policies are CD 25, CD 44 and CD 33.

The alterations would be of satisfactory appearance and would improve site security, consistent with the above policies.

Standards

		satisfactory
Light	N/A	<input type="checkbox"/>
Privacy		<input type="checkbox"/>
Room Sizes		<input type="checkbox"/>
Parking		<input type="checkbox"/>
Trees		<input type="checkbox"/>

HBMC Direction/Obs.

Obs. Rec'd	N/A	<input type="checkbox"/>
Direction Rec'd		<input type="checkbox"/>
Consultation Expired		<input type="checkbox"/>

GRANT/APPROVE

subject to conditions



Informatives



Report by SW

Date 2/02/01

Agreed

hdw
2/2/01.

Carmel

FILE NUMBER: ... PP 00 ... 02910

ADDRESS: ... 15/95 West Row, W10

.....
.....

Flats 16-30, Ruler House,
West Row
51-95 West Row W10

REVISED DRAWINGS RECEIVED

1. Please re-notify all ~~objectors~~. Add to letter:

~~"Revised drawings received. Any further comments must be received by ..."~~ *

2. ~~Please re-advertise *~~

38 LETTERS
SENT
OUT

* delete or add as appropriate

Thanks, Sarah

✓ CT
10/11/2001



R.B.K. & G. TOWN PLANNING
19 DEC 2000
RECEIVED

DELEGATED APPROVAL
5 FEB 2001

PP002910



R.B.K.&C.
TOWN PLANNING
19 DEC 2000
RECEIVED

PP002910



R.B.K.& C.
TOWN PLANNING
19 DEC 2000
RECEIVED

PP002910



R.B.K. & C.
TOWN PLANNING

19 DEC 2000

RECEIVED