

PLANNING SERVICES APPLICATION
CONSULTATION SHEET

APPLICANT:

Astragal Design Ltd.,
25e Froggnal,
London,
NW3 6AR

APPLICATION NO: PP/00/02913

APPLICATION DATED: 14/12/2000

DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 20/12/2000

DATE TO BE DECIDED BY: 14/02/2001

SITE: 138 Holland Park Avenue, London, W11 4UE

PROPOSAL: Infilling of existing vacant courtyard with 2 bedroom maisonette. Existing building contains shop and basement, one flat and one maisonette.

ADDRESSES TO BE CONSULTED

- 1.
2. 134-142 HOLLAND PARK AVENUE
- 3.
4. 5, 7 NORLAND PLACE
- 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

11
~~13B~~
22/12

~~13B~~
22/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

ADDRESS 138 Holland Park Ave

138 HOLLAND PARK AVENUE.

POLLING DISTRICT F

PP002913

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

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
2								✓			✓						

	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

	142/144	Holland Park Avenue	W11 4UE
		134 Holland Park Avenue	W11 4UE
1st Floor Flat		134 Holland Park Avenue	W11 4UE
2nd Floor Flat		134 Holland Park Avenue	W11 4UE
3rd Floor Flat		134 Holland Park Avenue	W11 4UE
		136 Holland Park Avenue	W11 4UE
Flat 1		136 Holland Park Avenue	W11 4UE
Flat 2		136 Holland Park Avenue	W11 4UE
		138 Holland Park Avenue	W11 4UE
Flat A		138 Holland Park Avenue	W11 4UE
Flat B		138 Holland Park Avenue	W11 4UE
Maisonette Flat		140 Holland Park Avenue	W11 4UE
		5 Norland Place	W11 4QG
		7 Norland Place	W11 4QG

Total Number of Buildings and Flats Found ~~14~~ 11

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/00/02913/AP

CODE A1

Room No:

Date: 22 December 2000

DEVELOPMENT AT:

138 Holland Park Avenue, London, W11 4UE

DEVELOPMENT:

Infilling of existing vacant courtyard with 2 bedroom maisonette. Existing building contains shop and basement, one flat and one maisonette.

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: 22 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02913/AP

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 138 Holland Park Avenue, London, W11 4UE

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

Infilling of existing vacant courtyard with 2 bedroom maisonette. Existing building contains shop and basement, one flat and one maisonette.

Applicant Bench Level Developments Ltd., 2 Lansdowne Road, London, W.11

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. PP100/2913

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)

138 Holland Park Avenue.

Appears to be an uplift between 2 full depth
excavations.

IF this is the case would seem in principle to be
acceptable.

Unclear about vertical direction, with regard to other
buildings either side.

Site Visit completed
31 January 2006

① Ash

② SW

Flat 2, 136 Holland Park Avenue, London W11 4UE
0207 792 0079

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
Proposed development at:

138 Holland Park Avenue, London W11 4UE

✓ CT 10/11/2001

Your ref: 2913 AP
DPS/DCN/PP/00/02769/SW

I am writing to object to the proposed application of: *infilling existing courtyard to 2 bedroom maisonette*. I have telephoned the council on several occasions to discuss this but have never had my telephone calls returned.

The grounds for my objection is as follows:

- 1) the proposed development would seriously affect my view, which at the moment is of a garden, not courtyard
- 2) moreso, it would affect the view of my downstairs neighbours who would lose direct sunlight since the building stops right outside ~~their~~ window.
- 3) I am also concerned about our security being at risk with roof tops giving access to our buildings' windows
- 4) I am against the constant building works being carried incessantly right outside my window. As you may know, there are also renovations and building works being done to 140 Holland Park Avenue and 99 Dry Cleaners below me have only just stopped adding to their rooftops.

Yours faithfully,

Rebecca Soames

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	A	C	SW	SE	ENF	AO	ACK	
10 JAN 2001								(27)	
IO	REC	ARB	FWD PLN	CON DES	FEES				

138 Holland Park Avenue

Site meeting - 31 January 2007.

Attendees - Philip Mercer

An uplift in ver. beneath/ground ad. meters, 2 stories

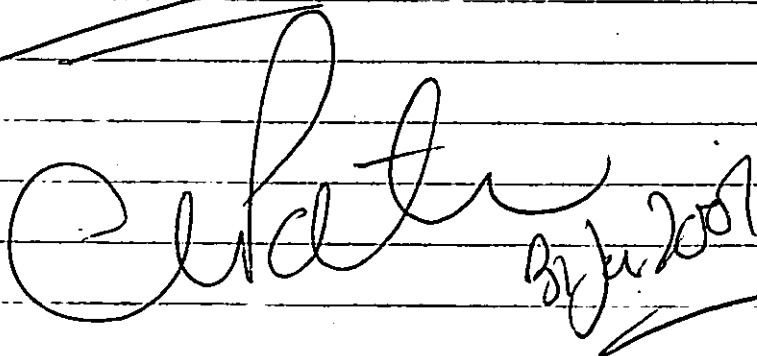
with removal of existing overhead ad. (as part of new
pile with extension ~~to~~ down to ver. of ground.

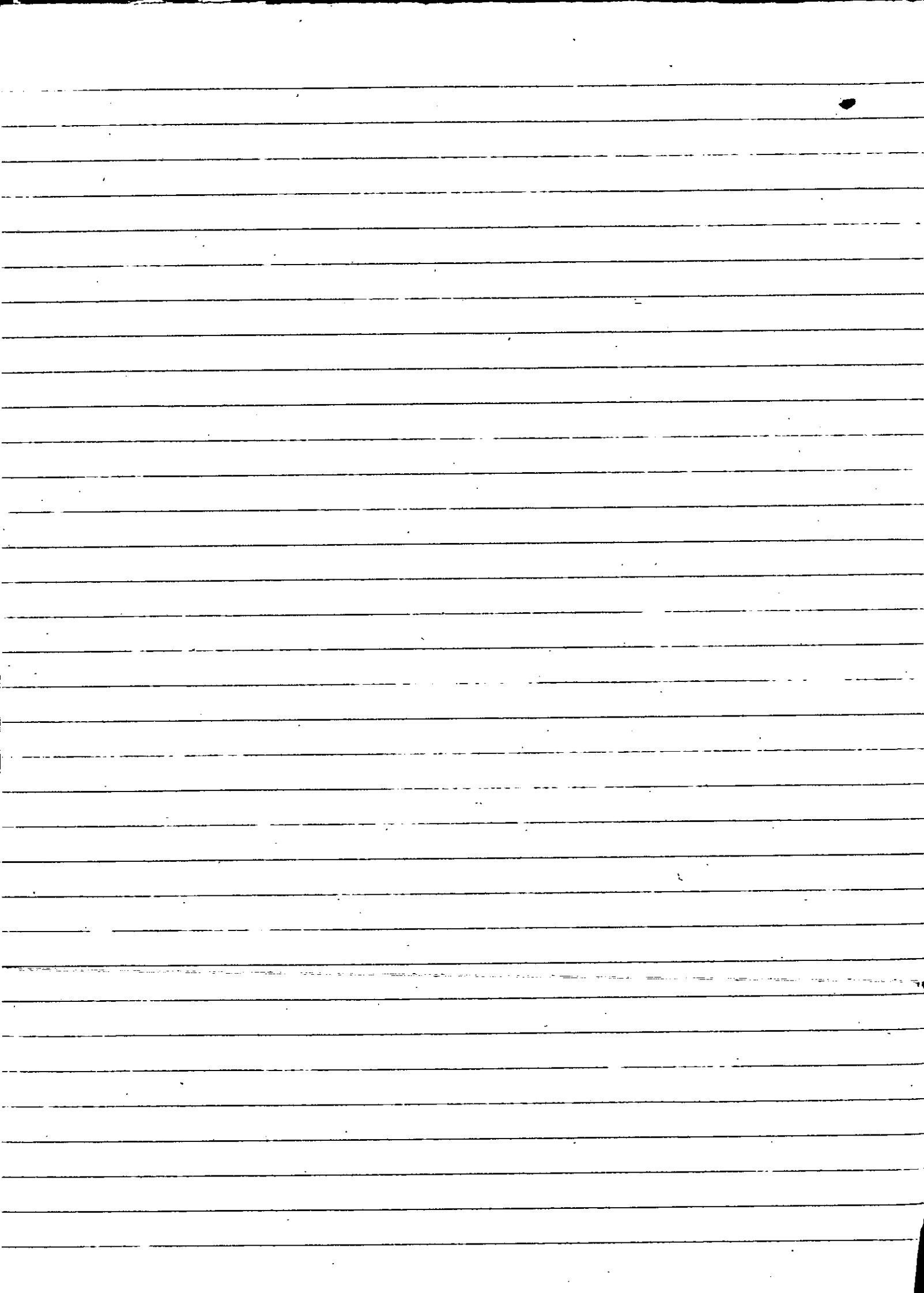
The tunnel at piles under 138th - 146, broken
built over other ground level.

The adjacent points 140 and 136 are pile depth additions
to the ver. ground wall which is the ver. element of
Holland Place at the ver. face of the East ad. west
block.

The ducts are of two had vertical cells. Cells are
small. Located at ground level/ground ad. tunnel at
East face level.

Philip Mercer


31 Jan 2007





NORTH ELEVATION

DELEGATED
APPROVAL
13 FEB 2001



SOUTH ELEVATION



PP002913

ASTRAL DESIGN LTD 25e Frognal London NW3 6AR Tel 020 7431 4344 Fax 020 7431 1991		138, HOLLAND PARK AVENUE, LONDON, W11 6HR BENCHLEVEL DEVELOPMENTS LTD HYDUC1	
PHOTOGRAPHS OF EXISTING TO NORTH AND SOUTH DRAWING TITLE		1291	003
DEC 2000	DATE	JOB NO. DRAWING NO.	REVISION DATE

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



EAST ELEVATION



WEST ELEVATION



ASTHAGAL DESIGN LTD 25e Froggnal London NW3 6AR Tel 020 7431 4344 Fax 020 7431 1991		138, HOLLAND PARK AVENUE, LONDON, W11 4HR BENCH LEVEL DEVELOPMENTS LTD PHURCI	
PHOTOGRAPHS OF EXISTING TO EAST AND WEST DRAWING TITLE		1291	004
DEC 2000	DATE	JOB NO.	DRAWING NO.
			REVISION DATE

PP002913

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