

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Mr. Anu Pillai,  
Flat 12,  
59 Bassett Road,  
London,  
W10 6JR

APPLICATION NO: PP/00/02914

APPLICATION DATED: 19/12/2000

DATE ACKNOWLEDGED: 20 December 2000

APPLICATION COMPLETE: 20/12/2000

DATE TO BE DECIDED BY: 14/02/2001

SITE: 5A Scampston Mews, London, W10 6HX

PROPOSAL: Enlargement of three rear windows by the lowering of the sill heights.

ADDRESSES TO BE CONSULTED

- 1. 3 + 7 ~~11~~ (ODD) SCAMPSTON MEWS
- 2.
- 3. 123, 121 CAMBRIDGE Gdns
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

(7)

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

✓  
~~DB~~  
22/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 5<sup>A</sup> SCAMPSTON MEWS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

POLLING DISTRICT C

PP002914

- |     |  |        |  |
|-----|--|--------|--|
| 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							
1.								✓									

	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:**

Royal Borough of Kensington and Chelsea  
GGP Point in Polygon Search Results  
Corporate Land and Property Gazetteer  
Buildings and their Flats

	<del>121</del>	<del>Cambridge Gardens</del>	W10 6JA
Flat A	121	Cambridge Gardens	W10 6JA
Flat B	121	Cambridge Gardens	W10 6JA
Flat C	121	Cambridge Gardens	W10 6JA
Flat D	121	Cambridge Gardens	W10 6JA
Flat E	121	Cambridge Gardens	W10 6JA
1st Floor Flat	3	Scampston Mews	W10 6HX
1st Floor Flat	<del>7</del>	Scampston Mews	W10 6HX

Total Number of Buildings and Flats Found ~~80~~ 7

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02914/DT      CODE A1**  
**Room No:**

**Date: 22 December 2000**

**DEVELOPMENT AT:**

**5A Scampston Mews, London, W10 6HX**

**DEVELOPMENT:**

**Enlargement of three rear windows by the lowering of the sill heights.**

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

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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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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

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02914/DT

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 5A Scampston Mews, London, W10 6HX**

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**

**Enlargement of three rear windows by the lowering of the sill heights.**

**Applicant Mr. Anu Pillai, Flat 12, 59 Bassett Road, London, W10 6JR**

**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. PP100/2914

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)

# 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:

**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/00/02914/DT

Date: 05/01/2001

**5A Scampston Mews, London, W10 6HX**

Enlargement of three rear windows by the lowering of the sill heights.

APPLICANT Mr. Anu Pillai,

Attached to  
window rail  
4pm 10/1/1

(Exp. 31/1)



AC

DP1

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

To: Chief Administrative Officer (Planning) Date: <sup>31</sup> 31 January 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02914 /CHSE  
Applicant's Ref:  
Application Date: 19/12/2000 Complete Date: 20/12/2000 Revised Date:  
Applicant: Mr. Anu Pillai, Flat 12, 59 Bassett Road, London,  
W10 6JR  
Address: 5A Scampston Mews, London, W10 6HX

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

**DELEGATED  
APPROVAL  
31 JAN 2001**

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 (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**

**Enlargement of three rear windows by the lowering of the sill heights.**

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02914 Applicant's drawing(s) No. A1.01, A1.02, A1.03, A1.04

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

hous  
30.1.01.

## 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)*

## INFORMATIVES

1. I10
2. I09
3. 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, CD44, CD52 and CD53

# DELEGATED REPORT

Address

5A Scarsdon News

Reference PP/00/2914

Conservation Area Yes

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

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)

**Objections** (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who \_\_\_\_\_

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Existing**

**Issues/Policy/Precedent/Conditions/Third Schedule**

*See Award*

**Standards**

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

**HBMC** Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*DT*

Date

Agreed

*[Signature]*  
30/10/07

## **1.0 SITE DESCRIPTION**

- 1.1 The application property is located mid-terrace on the North side of Scampston Mews, backing onto Trinity Mews. The property is not Listed, but is within the Oxford Gardens/St.Quintins Conservation Area, and is in use as a studio/workshop/office within Class B1.

## **2.0 PROPOSAL**

- 2.1 Planning permission is sought to enlarge three rear windows to Trinity Mews by lowering the sill heights. These three windows would then be approximately 900mm deep, matching three existing adjacent windows at the rear of no.7.

## **3.0 PLANNING CONSIDERATIONS**

- 3.1 The proposed deepened windows must be considered as to their impact upon the appearance of the property, character and appearance of the Conservation Area, and upon the existing levels of amenity enjoyed by residents of neighbouring property.
- 3.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan, with policies CD25, CD44, CD52 and CD53 being of particular relevance.
- 3.3 The proposed windows would be traditionally proportioned and would match three existing windows to no.7 adjacent. It is considered that they would have a minimal effect upon the appearance of the property and would leave the character and appearance of the Conservation Area unharmed. In terms of their principle, overall form, and design detail, the proposed windows are considered acceptable.
- 3.4 There are no windows facing onto those proposed, and they would not lead to a loss of privacy to any other property. Obscured glazing is proposed, but this is for the privacy and security of the occupants more than to prevent loss of privacy to others. The proposed windows are considered acceptable in amenity terms.

## **4.0 CONSULTATION**

- 4.1 Seven letters of notification were sent to nearby properties in Scampston Mews and Cambridge Gardens, but no representations have been received.

## **5.0 RECOMMENDATION**

- 5.1 Grant planning permission

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

PP002914



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

Entrance to Trinity Mews, rear of Scampston Mews.



Rear wall of Scampston Mews, showing no.5a and neighbouring units.

R.B.K. & C.  
TOWN PLANNING

20 DEC 2000

RECEIVED



R.B.K. & C.  
TOWN PLANNING

20 DEC 2000

RECEIVED

123 Cambridge Gardens, wall facing proposed alterations.





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

123 Cambridge Gardens, wall facing proposed alterations.

PP0029  
PP002914



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

Entrance to Trinity Mews, rear of Scampston Mews.



Rear wall of Scampston Mews, showing no.5a and neighbouring units.

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



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

123 Cambridge Gardens, wall facing proposed alterations.

PP002914



123 Cambridge Gardens, wall facing proposed alterations.

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