

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

David Chipperfield Architects,
1A Cobham Mews,
Agar Grove,
London,
NW1 9SB

APPLICATION NO: PP/00/02916

APPLICATION DATED: 18/12/2000

DATE ACKNOWLEDGED: 21 December 2000

APPLICATION COMPLETE: 20/12/2000

DATE TO BE DECIDED BY: 14/02/2001

SITE: 60 Sloane Avenue, London, SW3 3DZ

PROPOSAL: Shop to be used as a salon for nail painting with treatment rooms (ancillary) in the basement. Works include the installation of a new entrance door and display window to part of the street frontage.

ADDRESSES TO BE CONSULTED

- 1. 60-72 (evens) Sloane Avenue
2.
3.
4.
5.
6. 62
7.
8. 64/72 warehouse & offices
9.
10.
11.
12.
13.
14.
15.

Handwritten circled '3' and signature 'LPS 21/12'

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

Handwritten checkmarks and signature 'LPS 21/12' next to the Advertise list.

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

ADDRESS 60 Sloane Avenue  
UNIT D AND PART E,  
60 SLOANE AVENUE.

POLLING DISTRICT Q

PP002916

- HB Buildings of Architectural Interest
- AMI Areas of Metropolitan Importance
- MDO Major Sites with Development Opportunities
- MOL Metropolitan Open Land
- SBA Small Business Area
- PSC Principal Shopping Centre (Core or Non-core)
- LSC Local Shopping Centre
- AI Sites of Archeological Importance
- SV Designated View of St. Paul's from Richmond
- SNCI Sites of Nature Conservation Importance
- REG 7 Restricted size and use of Estate Agent Boards
- 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	

<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: PP/00/02916/ALS      CODE A1**  
**Room No:**

**Date: 21 December 2000**

**DEVELOPMENT AT:**

**60 Sloane Avenue, London, SW3 3DZ**

**DEVELOPMENT:**

**Shop to be used as a salon for nail painting with treatment rooms (ancillary) in the basement. Works include the installation of a new entrance door and display window to part of the street frontage.**

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

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 21 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02916/ALS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 60 Sloane Avenue, London, SW3 3DZ**

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**

**Shop to be used as a salon for nail painting with treatment rooms (ancillary) in the basement. Works include the installation of a new entrance door and display window to part of the street frontage.**

**Applicant Blissworld UK., 60 Sloane Avenue, London, S.W.3**

**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. PP/00/2916

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)

60 Stone Avenue

Not a one area

Currently used as shop

to be used as rail  
bar (treatments  
(which is class A)

falls to Shopfront

Comprising installation of  
a central door with  
a handle to match  
the adjacent set  
within existing Shopfront

Phone dcd11/01  
Key to open  
of relevant  
circles of BSR+  
G/A

G/A unit is  
retail  
BSR is  
Storage assoc  
with office  
→ cl of artins  
boarded as  
retail

This relates to  
~~part of unit E~~  
part of unit E

(Southem unit in the  
block)

G/A BSR in red  
(Use full  
within class  
A retail)

To see on site

am on  
Thurs 6<sup>th</sup> Jan 01



**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address 60 Sloane Avenue SW3	Appl. No. 00/2916	L.B. -	C.A. -	N C S ✓
Description New Shopfront.	Code S			

This is a very minimal change and entirely ~~is~~ in keeping with the architecture of this building

Approve SD 3/1/01



# 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:

**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:

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 Ladbrooke 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

Street 60 Sloane Ave

Reference: PP/00/02916/ALS

Date: 05/01/2001

ALD 4/1

60 Sloane Avenue, London, SW3 3DZ

Shop to be used as a salon for nail painting with treatment rooms (ancillary) in the basement. Works include the installation of a new entrance door and display window to part of the street frontage.

APPLICANT Blissworld UK.,

Exp 25/1

# DAVIDCHIPPERFIELDARCHITECTS

Ms. Anne Salmon  
Planning and Conversation  
Royal Borough of Kensington and Chelsea Town Hall  
Hornton Street  
London W8 9NX

04 January 2001

Dear Ms. Salmon,

**0476 Bliss Spa 60 Sloane Avenue London ref. DPS/DCSE/PP/00/02916**

Please find enclosed copies of the ground floor and basement plans of the entire building with the relevant units indicated, as requested.

Do not hesitate to contact me should you require any further information.

Yours sincerely,

*maile meller*

CLAIRE MELLER  
FOR  
DAVID CHIPPERFIELD ARCHITECTS

Enc

BC  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

*RE M/PLS*

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SF	ENT	AS ACK	
65 - 8 JAN 2001							OM	8/1
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES		

COBHAM MEWS AGAR GROVE LONDON NW1 9SB

TELEPHONE +44 20 7267 9422 FACSIMILE +44 20 7267 9347 EMAIL [studio@dchipperfield.demon.co.uk](mailto:studio@dchipperfield.demon.co.uk)

DIRECTOR DAVID CHIPPERFIELD SENIOR ASSOCIATES PAUL CROSBY VICTORIA JESSEN-PIKE BERNARD TULKENS GIUSEPPE ZAMPIERI

AC

DPI.

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

To: Chief Administrative Officer (Planning) Date: 29 January 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02916 /MINR  
Applicant's Ref: 476  
Application Date: 18/12/2000 Complete Date: 20/12/2000 Revised Date: 08/01/2001  
Applicant: David Chipperfield Architects, 1A Cobham Mews, Agar Grove, London,  
NW1 9SB  
Address: 60 Sloane Avenue, Chelsea, SW3 3DZ

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 (ii) - ~~shop fronts~~
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- 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 (ix) - grant permission licence or no objection by T.P. Committee under Sections 72, 74, 138, 143, 152, 75 & 180 of the Highways Act
- Class (x) - ~~Cross over~~ under S. 108 of the Highways Act 1980

**DELEGATED APPROVAL**  
30 JAN 2001

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

~~Installation of a new shopfront in connection with use of the ground floor and basement as a nail salon (within class A1 retail) and ancillary treatment rooms.~~

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02916 and PP/00/2916/A  
Applicant's drawing(s) No.476-17-01, 476-17-02, L (-2)1 rev J and L (2) 2 rev K

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  
*[Signature]*    *Waney*    *B29.1*  
PP/00/02916: 1    *29/1/01*

## 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. **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. I21
2. I30
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 and CD63. (I51)

# DELEGATED REPORT

Address

60 Sloane Avenue

Reference

PP/00/29/6

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

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 around*

**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

*AS*

Date

Agreed

*BC/rows*

*29.1.07*

## 1.0 THE SITE

60 Sloane Avenue forms part of the former 'Clearings' warehouse which was converted following a planning permission granted on appeal in 1991 as a mixture of offices (class B1), retail and restaurant uses and ancillary uses. The proposal relates to unit D and part of unit E in the ground floor and basement of the section fronting onto Sloane Avenue. The property is not within a conservation area.

## 2.0 PLANNING CONSIDERATIONS.

The relevant policies are CD25, CD44 and CD63.

In the basement, the area comprises the width of two shop units and would provide treatment rooms. The existing use of this area is ancillary space for a retail shop on the ground floor, and it is accessible from the ground floor by an existing staircase.

At ground floor level, the shop area would occupy a single shop unit. Again, this is already in retail use and the proposed use is considered to fall within class A1 retail. Therefore no change of use is involved.

The proposed shopfront is to the third of the retail units from the north end of the building. This at present has a plate glass window with no door. It is proposed to insert a new door to match that in the shop unit adjacent, with a fanlight above. The design is simple in character and is considered appropriate to the treatment of the rest of the ground floor elevations.

The width of the door is 900mm and access is level. Thus, access for people with disabilities is considered to be acceptable.

Further, it is considered that the proposal would not result in any loss of amenity to any neighbouring occupiers.

## 3.0 CONSULTATION

Occupiers of 3 neighbouring properties have been notified of the proposal. No representations have been received.

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

Report by ALS

Approved by *[Signature]*  
29.1.07

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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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Claire Meller,  
David Chipperfield Architects,  
Cobham Mews,  
Agar Grove,  
London,  
NW1 9SB

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

30 January 2001

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**THE ROYAL  
BOROUGH OF****KENSINGTON  
AND CHELSEA**

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My reference: DPS/DCSE/PP/  
00/2916

Your reference:

Please ask for: Anne Salmon

Dear Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**60 SLOANE AVENUE, CHELSEA, SW3**

I refer to your recent planning application relating to the above property.

I would confirm that according to the Council's planning records and a visit to the site, the use of the relevant parts of the basement and ground floor would appear to fall within Class A1 (retail).

It was considered that the use as a beauty salon would also fall within class A1 (retail) and that any treatment rooms would constitute an ancillary use. Therefore, it was considered that no change of use would result.

Planning permission for the shopfront which was the subject of the recent application has been granted and the decision will be sent under separate cover.

If you have any further queries concerning the scheme, please contact my assistant, Miss Salmon.

Yours faithfully,

M. J. French,  
Executive Director,  
Planning and Conservation

R.



*301*

*ALS*

**DAVIDCHIPPERFIELDARCHITECTS**

**R.B.K.& C.  
TOWN PLANNING  
30 JAN 2001  
RECEIVED**

Date 30 January 2001  
To Anne salmon  
Facsimile 0207 361 3463  
From Claire Meller  
Pages (inc) 01  
Message **0476 Bliss Spa ref DPS/DCSE/PP/00/02016**

*replied  
30/1/01*

Dear Anne,

We discussed the above project earlier in the year, with particular regard to the slight change of use.

I have received a copy of the letter from our clients solicitors regarding planning permission, which states that the relevant planning permission to operate as a beauty spa is required.

I assume that this is already covered, but thought that I should check.

Perhaps, you could confirm this by fax?

Regards,

*nmle*

CLAIRE MELLER  
FOR  
DAVID CHIPPERFIELD ARCHITECTS







