

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Ms. Sumita Sinha,  
Eco=logic,  
19 Girdlers Road,  
London,  
W14 0PS

APPLICATION NO: PP/00/02917

APPLICATION DATED: 14/12/2000

DATE ACKNOWLEDGED: 21 December 2000

APPLICATION COMPLETE: 19/12/2000

DATE TO BE DECIDED BY: 13/02/2001

SITE: Top Floor Flat, 39 Holland Road, London, W14 8HJ

PROPOSAL: Erection of a new room on existing terrace at main roof level and extension of bedroom on floor below.

ADDRESSES TO BE CONSULTED

- 1. 35 - 41 - 41a (odds) Holland Road
- 2.
- 3. 32 + 34 Holland Road
- 4.
- 5. 13 + 14<sup>15</sup> Russell Road
- 6.
- 7.
- 8. :
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

19

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

OM 27/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 39, Holland Rd  
TOP FLOOR FLAT  
39 HOLLAND ROAD

POLLING DISTRICT HA

PP002917

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

<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

	41a	Holland Road	W14 8HJ
		<del>32 Holland Road</del>	<del>W14 8BA</del>
1st/2nd Floor Flat		32 Holland Road	W14 8BA
Basement Flat		32 Holland Road	W14 8BA
Ground Floor Flat		32 Holland Road	W14 8BA
The Crown/sceptre		34 Holland Road	W14 8BA
		<del>35 Holland Road</del>	<del>W14 8HJ</del>
		35 Holland Road	W14 8HJ
Garden Flat		35 Holland Road	W14 8HJ
		<del>37 Holland Road</del>	<del>W14 8HJ</del>
Flat A		37 Holland Road	W14 8HJ
Flat B		37 Holland Road	W14 8HJ
Flat C		37 Holland Road	W14 8HJ
		<del>39 Holland Road</del>	<del>W14 8HJ</del>
1st Floor Flat		39 Holland Road	W14 8HJ
<del>2nd Floor Flat</del>		<del>39 Holland Road</del>	<del>W14 8HJ</del>
Basement Flat		39 Holland Road	W14 8HJ
Ground Floor Flat		39 Holland Road	W14 8HJ
		<del>41 Holland Road</del>	<del>W14 8HJ</del>
1st Floor Flat		41 Holland Road	W14 8HJ
2nd Floor Flat		41 Holland Road	W14 8HJ
Ground Floor Flat		41 Holland Road	W14 8HJ
		13 Russell Road	W14 8JA
		14 Russell Road	W14 8JA
		15 Russell Road	W14 8JA

Total Number of Buildings and Flats Found ~~25~~ 20 . 19

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02917/SP  
Room No:**

**CODE A1**

**Date: 27 December 2000**

**DEVELOPMENT AT:**

**Top Floor Flat, 39 Holland Road, London, W14 8HJ**

**DEVELOPMENT:**

**Erection of a new room on existing terrace at main roof level and extension of bedroom on floor below.**

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



## FILE COPY

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 28 December 2000

KENSINGTON  
AND CHELSEA

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02917/SP

Planning Information Office

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990

#### **Proposed development at: Top Floor Flat, 39 Holland Road, London, W14 8HJ**

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**

**Erection of a new room on existing terrace at main roof level and extension of bedroom on floor below.**

**Applicant Mr. V. K. Thakur, 39 Holland Road, London, W14 8HJ**

#### **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. \_\_\_\_\_

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.....

..... 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)

Left message on machine  
with applicant to

arrange an S.V.

SP 26/1/01.





X1AD

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

Address Top flat 3rd Holland rd.	Appl. No. 50 / 2917	L.B.	C.A.	N C S
Description Roof extension		Code AS		

The site is not within a conservation area but development should still respect the character of the surrounding area. The proposed roof extension would appear as an incongruous and visually harmful addition to the Victorian terrace, due to its irregular shape and inappropriate materials. It would cause visual harm to the parent building and would set a damaging precedent for other harmful roof extensions. Removal of the existing roof structure would be welcomed but this provides no justification to allow other harmful development.

NJC 01/02/01

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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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Ms Sumita Sinha  
Eco=Logic  
19 Girdlers Road  
London  
W14 0PS

Switchboard: 020 7937 5464  
Extension: 3190  
Direct Line: 020 7361-3190  
Facsimile: 020 7361-3463



**KENSINGTON  
AND CHELSEA**

09 February 2001

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My reference: DPS/DCC/PP/00/ Your reference:  
2917/SP

Please ask for: Simon Plowman

Dear Ms Sinha

**Town and Country Planning Act, 1990  
Top Floor Flat, 39 Holland Road, London, W14**


I refer to the current planning application for an additional storey and extension at second floor level at the above property.

I would like to take this opportunity to draw to your attention to Policies within the Royal Borough's Unitary Development, especially policies CD25, CD28, CD30, CD38, CD39, CD40 and CD41 which relate to high standards of design, residential amenity, alterations at roof level and rear extensions.

The terrace, of seventeen properties, that the above property forms part of retains the original valley roofs in all but two cases. The roof line is therefore, largely unbroken and your proposal would be contrary to Policies CD38 and CD39. I am of the considered opinion that your proposal would not be recommended favourably to the Planning Services Committee. Furthermore I would consider any further addition to the roof of this property be unwelcome. I would however, inform you that the removal of the existing roof access building and decking and the reinstatement of the original valley roof would be a welcome proposal.

Should you wish to revise your application, or otherwise, please advise my assistant, Simon Plowman, in order that the matter can be dealt with expediently. You will, of course, be aware that I write without prejudice to any future decisions the Council may determine in respect of this application.

Yours sincerely

  
Paul Kelsey  
Area Planning Officer  
for the Executive Director, Planning and Conservation

# 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 have 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.

## SCHEDULE

Reference: PP/00/02917/SP

Date: 05/01/2001

**Top Floor Flat, 39 Holland Road, London, W14 8HJ**

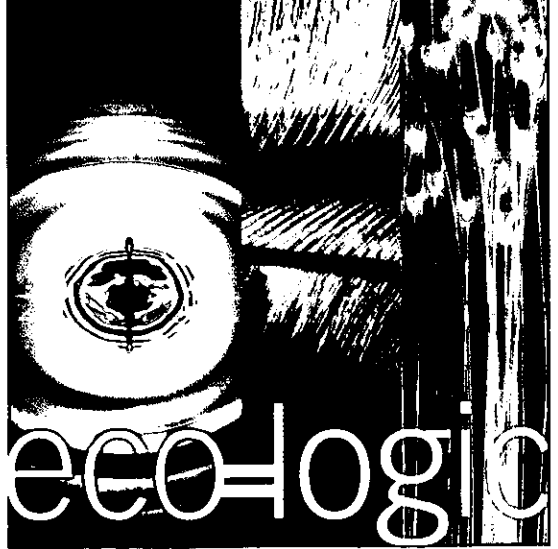
Erection of a new room on existing terrace at main roof level and extension of bedroom on floor below.

**APPLICANT** Mr. V. K. Thakur,

*Rankings  
5/11*

Paul Kelsey  
 Team Leader, Holland Road Area  
 Royal Borough of Kensington and Chelsea  
 Town Hall, Hornton Road, London W8

*Bader SP  
 Kuse /  
 ✓ MB*



chartered architects

RECEIVED BY PLANNING SERVICES							
EX Dih	...	N	✓	SW	SE	ENF	AO ACK
12 MAR 2001				(95)			
ARB		FWD PLN		CON DES		FEES	

*PK*

5 March, 2001

**COPY OF PLANS  
 TO INFORMATION  
 OFFICE PLEASE**

Dear Mr Kelsey,

**Re: Works at Second floor flat. 39, Holland Road. W14**

We have been able to refer to the Unitary Development Plan and to the points in your letter. In our opinion, the impact of the roof and the second floor extension will be minimum in this 'non- conservation' area. In any case there is no overshadowing or loss of privacy to others as the existing surrounding walls of the nearest properties are higher than ours. We would be interested in knowing why you have changed your mind regarding the second floor extension ( Mr Simon Plowman was in favour during his site visit and afterwards when we spoke ). We are-

*↳ This is incorrect. SP.*

1. happy to consider a planning condition on the proposed development that will ensure that the roof extension will always remain the part of the second floor flat, so that any increase in housing density is avoided.
2. as suggested by you, we have shown in the amended rear elevation, a butterfly shaped parapet wall which will 'restore' the original roof lines.
3. as suggested by you after CD25, have now included proposals for sustainable construction that include a PV roof, solar water heating and passive ventilation ( see amended roof plan and rear elevation ).

We would welcome any specific suggestions you may have on the aesthetics or other features in order to avoid the costs and time spent in planning appeals for both parties.

Looking forward to hearing from you.

Yours sincerely

*Sumita Sinha*

Ms Sumita Sinha  
 B Arch ( hons ), M Phil, RIBA

Enc- Amended roof plan, rear elevation, front elevation and plan at terrace level + section



Environmentally friendly design of Interiors and Exteriors • Residential • Commercial • Expert advice and reports

DIRECTOR ..	ADDRESS	TELEPHONE	FAX	E-MAIL
Ms Sumita Sinha Chartered Architect B Arch (Hons), M Phil, RIBA	19 Girdlers Road London W14 0PS United Kingdom	+44 020 7603 5992	+44 020 7603 5992	sumita.sinha-jordan@virgin.net

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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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London  
W14 0PS

Switchboard: 020 7937 5464  
Extension: 3190  
Direct Line: 020 7361-3190  
Facsimile: 020 7361-3463



**KENSINGTON  
AND CHELSEA**

---

30 March 2001

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My reference: **DPS/DCC/PP/00/** Your reference:  
2917/SP

Please ask for: **Simon Plowman**


Dear Ms Sinha

**Town and Country Planning Act, 1990  
Second floor flat, 39 Holland Road, London, W14**

I refer to your letter of the 5<sup>th</sup> March 2001 regarding the current planning application at the above property. I would like to correct your statement in relation to the site visit of my assistant, Mr Plowman, to the above property on the 1<sup>st</sup> February 2001. Mr Plowman informs me that he did not at any point state or hint that he considered any addition or extension to the roof of the above property would be recommended favourably to the Planning Services Committee. Mr Plowman advised the only alterations at roof level that would be recommended favourably to the Planning Services Committee would be the reinstatement of the original valley roof with no additional storey or extension at roof level. Mr Plowmans advice at the above site visit is consistent with the letter I sent to you on the 9<sup>th</sup> February 2001.

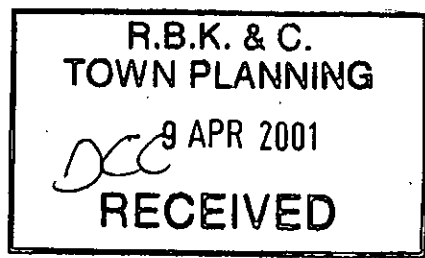
I would like to inform you that this application will shortly be determined under the Members Panel procedure of this Council.

Yours sincerely

  
Paul Kelsey  
Area Planning Officer  
for the Executive Director, Planning and Conservation

**eco-logic**  
Chartered Architects

19, Girdlers Road  
West Kensington  
London W14 0PS  
Tel/fax:020 7603 5992



FAX 020 7361 3463

PAUL KELSEY  
Pages: ONE  
FROM: Sumita Sinha

9 April, 2001

Dear Mr Kelsey,

- Re: 1. Second Floor Flat, Holland Road, W14.
- 2. Your letter dated 30 March, 2001

Further to the first paragraph in the above letter, it would appear that we are talking about different issues.

You say that- "Mr Plowman informs me that he did not at any point state or hint that he considered any addition or extension to the roof of the above property would be recommended favourably to the Planning Services Committee."

I agree with that BUT in my letter of 5 March to which you refer, I was clearly speaking about the second floor extension, not the roof extension in reference to the favourable recommendation. Our proposals have two aspects- the second floor extension and the roof extension but you seem to focus on the roof only. That is why we were asking you about the second floor extension.

Mr Plowman inspected the second floor ALSO and had a long conversation with Glenn Whitter, my assistant and because most of the neighbours had second floor extensions, considered that extension should not have problems being given permission. He even suggested we pull the extension further so that all the second floor extensions on the line of terraces would be on the same line ( instead of having a 80 cm wide balcony as shown in the proposed plan drawing PP1 ). Then on 5 February on the telephone, he stated the same thing to me.

I hope this distinction will be made clear in your presentation to the Members Panel and I look forward to hearing from you soon.

Yours sincerely

*Sumita Sinha*

Ms Sumita Sinha,  
B Arch ( Hons ), M Phil, RIBA

*Sum*

*What do we think about the rear extn?*

*Ful*

COPIED TO VIJAY THAKUR BY FAX 020 7839 3046

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Ms Sumita Sinha  
eco-logic  
19 Girdlers Road  
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London  
W14 0PS

Switchboard: 020 7937 5464  
Extension: 3190  
Direct Line: 020 7361-3190  
Facsimile: 020 7361-3463  
Web: [www.rbkc.gov.uk](http://www.rbkc.gov.uk)

11 April 2001

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My reference: DPS/DCC/PP/00/ Your reference:  
2917/SP

Please ask for: Simon Plowman

Dear Ms Sinha


**Town and Country Planning Act, 1990**  
**Top Flat, 39 Holland Road, London, W14**

I refer to your faxed letter of the 9<sup>th</sup> April 2001 in relation to our earlier correspondence regarding the current application at the above property. I note your comments regarding the proposed rear extension at second floor level. This element of the proposal has been addressed separately within the Officers report.

I would like to point out that Mr Plowman did advise that an extension at rear second floor level might on its own receive a favourable recommendation as long as the design respected the original building and also the terrace which the property forms part of. Mr Plowman advised that a proposed extension at this level would need to be constructed with materials and by methods that matched the original building and that a window to the rear elevation should be a single glazed sliding sash window of the same proportions to original windows in the terrace. I am of the considered opinion that your current proposal for a second floor rear extension would by virtue of its design and materials appear as an incongruous addition to the building and to the terrace and would be contrary to Policies within the Unitary Development Plan.

I hope this letter clarifies the situation regarding your proposal.

Yours sincerely

  
Paul Kelsey  
Area Planning Officer  
for the Executive Director, Planning and Conservation

Confirm all measurements ( in milimetres ) on site.

Scale 1:50 n/a

Project

**Eco=logic**

19, Girdlers Road,  
London W14 0PS  
T/F 020 7603 5992

39, Holland Road  
London W14 8HJ



B:

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



A: Holland Road

PP002917

PH-1