

**PLANNING SERVICES APPLICATION**

**CONSULTATION SHEET**

APPLICANT:

Janka & Tony Mobbs  
Architects,  
22 Marlborough Road,  
London,  
W4 4ET

APPLICATION NO: PP/00/02835

APPLICATION DATED: 07/12/2000

DATE ACKNOWLEDGED: 11 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 88/92 Earls Court Road, London, W8 6EG

PROPOSAL: Renewal of roof above ground floor at rear of medical centre.

ADDRESSES TO BE CONSULTED

1. 84 + 94 (evens) Earls Court Road 84/86
- 2.
3. 48 + 49 Pembroke Square
- 4.
5. \ A, B, 1/2 NO FRONT
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

✓ Jg 14/12

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

✓ ① Jg 14/12



# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 88-92 Earls Ct Rd.

88-92 EARLS COURT ROAD.

POLLING DISTRICT KB

PP002835

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

- |     |  |        |  |
|-----|--|--------|--|
| 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						
8																

	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:**

## 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.....

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<br><i>[highlight one or all]</i>                   | (i) Design<br>(ii) Transportation<br>(iii) Policy<br>(iv) Environmental Health<br>(v) Trees<br>(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)

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02835/CM**

**CODE A1**

**Room No:**

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**Date: 14 December 2000**

**DEVELOPMENT AT:**

**88/92 Earls Court Road, London, W8 6EG**

**DEVELOPMENT:**

**Renewal of roof above ground floor at rear of medical centre.**

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: 14 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02835/CM

Planning Information Office

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990

#### **Proposed development at: 88/92 Earls Court Road, London, W8 6EG**

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**

**Renewal of roof above ground floor at rear of medical centre.**

**Applicant Kensington and Chelsea and Westminster Health Authority, 50 Eastbourne Terrace, London, W2 6LX**

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***

# 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 **KENSINGTON  
AND CHELSEA**  
an application:

(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/00/02835/CM

Date: 22/12/2000

88/92 Earls Court Road, London, W8 6EG

Renewal of roof above ground floor at rear of medical centre.

**APPLICANT** Kensington and Chelsea and

*Trayna sign  
20/12*



V/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 88-92 GWS Ct Rd.	Appl. No. 00/2835.	L.B.	C.A. 8 ✓	N.C.S. (C)
Description Attentions to roof		Code AS		

No objection in principle but clarification of materials is required, i.e. what is the finish for the roof area and what are the rooflights to be made of? Conservation type velux rooflights should be requested.

N.J.C 4. 01. 01.

4/1/01

Spoke to Tony Mobbs requesting details of rooflights and other materials to be used. Shall be sent shortly.  
C.M.



*Frank. J g 10/1*  
**Janka  
& Tony Mobbs**

ARCHITECTS

8 January 2001  
Your ref: DPS/DCC/PP/00/01101

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

*MC*  
*IS THIS OK*  
*✓ Okay.*  
*CM 16/1*

For the attention of Mr. Morris

Dear Sirs

**Primary Care Centre at 88-92, Earls Court Road, W8 - Additional Works**

Further to my telephone conversation last week with Mr. Morris, I can confirm the following details about our proposals:

1. The finish to the roof is to be Andersons Elastomeric HT roofing membrane which is a high quality finish for flat roofs. We are proposing a slate grey colour although we would have no objection to using an alternative colour. The upstand around the rooflight and other flashings will be in lead. ✓
2. We are proposing Velux rooflights type GGL. We have not considered the GVA Velux conservation roof windows as these are mainly appropriate for sloping roofs and would require very large and unsightly flashings in this situation.

Please let me know if you require any further information.

Yours sincerely

*[Signature]*  
Tony Mobbs

*[Signature]*

*NO objection*  
*NJC 16.01.01.*

c.c. M. Till - Citex

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
- 8 JAN 2001						(27)		
FEES		R.		PLN	CON DES	FEES		

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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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Mrs M C Demargne  
47 Pembroke Square  
Kensington  
London W8

Switchboard: 020-7937-5464  
Extension: 3848  
Direct Line: 020-7361-3848  
Facsimile: 020-7361-3463  
Email: chris.morris@rbkc.gov.uk

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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17 January 2001

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My reference: DPS/DCC/E/00/0 Your reference:  
2039/CM

Please ask for: Christopher Morris

Dear Madam,

**Town and Country Planning Act 1990  
Re: 88-92 Earls Court Road, London W8**

I refer to your complaint regarding a breach of planning control at the above address.


I can inform you that an investigation by my Planning Enforcement Officer, Christopher Morris has lead to the submission of a planning application (ref: PP/00/02835) for the renewal of the roof above the ground floor of the medical centre. The new scheme will involve the removal of the metal walkways, which are required for the cleaning and maintenance of the existing glazed roof.

Enclosed are a set of drawings which were submitted with the planning application for your information. To enable this application to be dealt with within the statutory eight week period, I would be grateful if you could forward any comments to Mr. Morris by the 30<sup>th</sup> of January 2001.

If no response is received from you by this time, it is my intention to recommend that this application shall be approved.

I thank you for your interest in this matter.

Yours faithfully

Paul Kelsey   
Area Team Leader  
for the Executive Director, Planning and Conservation



# DELEGATED REPORT

Address

88/92 East's Court Rd

Reference

PP/00/2835

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 above*

**Standards**

satisfactory

Light	<input checked="" type="checkbox"/>
Privacy	<input type="checkbox"/>
Room Sizes	<input type="checkbox"/>
Parking	<input checked="" type="checkbox"/>
Trees	<input type="checkbox"/>
<b>HBMC</b> Direction/Obs.	
Obs. Rec'd	<input type="checkbox"/>
Direction Rec'd	<input type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

*CM*

Date

Agreed

*RK/lowis*  
*30.1.07*

## 1.0 PLANNING CONSIDERATIONS

- 1.1 The main considerations in this case relate to the effect the of proposal on the appearance of the building itself and on the character and appearance of the Edwardes Square, Scarsdale and Abingdon Conservation Area.
- 1.2 The relevant planning policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD52 & CD53 are of particular relevance to this application.
- 1.3 It is proposed to remove the existing patent glazed roof and existing walkways located at the rear, above the ground floor of the property (which are the subject of a current enforcement investigation). The roof will be replaced with one of more solid construction incorporating opening rooflights. The Conservation and Design Officer has raised no objection to the scheme. In addition it is considered that the alterations are appropriate in terms of design, detailing and materials.
- 1.4 It is therefore concluded that this proposal will not harm the appearance of the building nor result in any harm to the character or appearance of the Edwardes Square, Scarsdale and Abingdon Conservation Area.

## 2.0 PUBLIC CONSULTATION

- 2.1 Ten letters of notification were sent to the occupiers of properties in Earls Court Road and Pembroke Square.
- 2.2 No objections have been received.

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

**list of background papers:**

**The contents of file PP/00/02835 save for exempt or confidential information in accordance with the Local Government (Access to Information Act) 1985.**

**Report Prepared By : CM**  
**Report Approved By : CM** PK/vaw  
**Date Report Approved :** 30/1/01.

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

Chris

Can you sort  
out this block of  
queries. - Do you  
know if these  
windows will  
open?

Paul.

Your ref.: DPS/DCC/E/100/0  
2039/CM

Mrs. M. C. Demargne  
47, Pembroke Square  
W8 6PE

29 January 2001

Dear Mr. Morris:

Thank you for Mr. Keley letter and drawings concerning 89-92 Earl's Court Road, W8.

As I understand it there are 8 Velux windows of approximately 1m. 65 cm x 95 cm. each that protrude 35 cm. above the parapet. In the drawings they don't specify if the windows are going to open or not.

If the windows are only for light and not to be open there is no problem. If on the contrary the windows can be open, then there are two questions:

- 1) By how much are they going to open. (30 or 40 cm. <sup>more?</sup>)
- 2) In what direction ~~2~~ towards the gardens or towards Earl's Court Rd.

If the windows are designed to be open

then there is a clear problem of noise from telephones constantly ringing a very busy surgery. etcetera.

I would be grateful if you could look into it and let me know. I thank you in advance.

Yours sincerely

*Henry Jones*

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N		SW	SE	ENF	AO ACK
56				30 JAN 2001			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	