

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Donal Carey & Company,  
8 Britten House,  
Britten Street,  
Chelsea, London,  
SW3 3UB

OBJECTORS NOTIFIED  
28 MAR 2001

APPLICATION NO: PP/00/02836

APPLICATION DATED: 05/12/2000

DATE ACKNOWLEDGED: 11 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 34/36 Bury Walk, London, SW3 6QB

PROPOSAL: Conversion of garage into living space, add roof terrace and other alterations. Forecourt parking retained.

ADDRESSES TO BE CONSULTED

- 1. 30-40 (evens) Bury Walk
- 2.
- 3. 35-39 (odds) " "
- 4.
- 5. 34+ 36 Sydney Street
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

②  
PB  
13/12

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

✓  
PB  
13/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 34/36 Bury Walk

34/36 BURY WALK.

POLLING DISTRICT QA.

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

PP002836

- 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							
18								✓									

	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:**

1. File Copy

2. The Occupier,  
30 Bury Walk,  
London,  
SW3

3. The Occupier,  
The Offices,  
34/36 Bury Walk,  
London,  
SW3

4. The Occupier,  
35 Bury Walk,  
London,  
SW3

5. The Occupier,  
37 Bury Walk,  
London,  
SW3

6. The Occupier,  
39 Bury Walk,  
London,  
SW3

7. The Occupier,  
34 Sydney Street,  
London,  
SW3

8. The Occupier,  
Basement Flat,  
34 Sydney Street,  
London,  
SW3

9. The Occupier,  
Bsmt/Grnd Floor Flat,  
36 Sydney Street,  
London,  
SW3

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02836/JS  
Room No:**

**CODE A1**

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**Date: 13 December 2000**

**DEVELOPMENT AT:**

**34/36 Bury Walk, London, SW3 6QB**

**DEVELOPMENT:**

**Conversion of garage into living space, add roof terrace and other alterations.  
Forecourt parking retained.**

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

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 13 December 2000

KENSINGTON  
AND CHELSEA

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02836/JS

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

### **Proposed development at: 34/36 Bury Walk, London, SW3 6QB**

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**

**Conversion of garage into living space, add roof terrace and other alterations.**

**Forecourt parking retained.**

**Applicant Socotrap Sprl: 34 Bury Walk, London, S.W.3**

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 Ladbrooke Grove, London W11 (under the Westway near Ladbrooke 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.

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## SCHEDULE

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Reference: PP/00/02836/JS

Date: 22/12/2000

**34/36 Bury Walk, London, SW3 6QB**

Conversion of garage into living space, add roof terrace and other alterations. Forecourt parking retained.

**APPLICANT** Socotrap Sprl.

*lgs*  
*ALB*  
*19/12*

PACKED ON Dec. 31  
AT 15:01 (TRANSMISSION  
COMPLETED)

To: Mr. D. J. French  
Executive Director  
PLANNING AND CONSERVATION  
THE ROYAL BOROUGH OF KILGORE

FAR NO: 020 - 7361 3463

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	NO AC		
(40)		- 3 JAN 2001				AM		211.	
APPEALS	IQ	REC	ARB	PWD PLN	CON DES	FEEES			

From: Mrs. Annie Stein  
OWNER BASEMENT / GROUND  
FLOOR FLAT  
36 SYDNEY STREET, SW 3 6PP.

FAR NO: - 020 - 7376 8433

NO. OF PAGES INCLUDING THIS ONE: 7

A\_RE: PROPOSED DEVELOPMENT AT 34 - 36 BURY WALK  
SW 3 6QW. REF: DRS / DCSE / DP / 00 / 02836 / JS

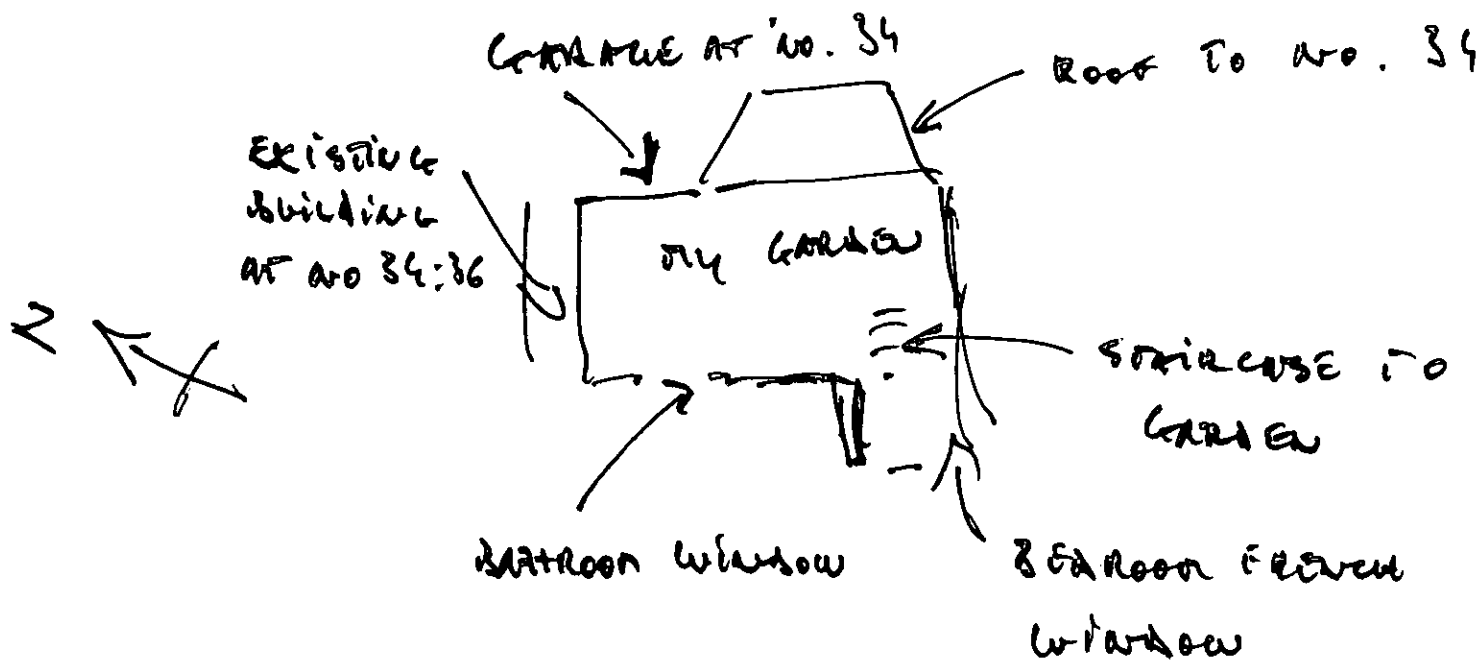
LONDON  
DECEMBER 31, 2000

Dear Mr. French,

I HEREBY WISH TO STRONGLY OBJECT  
TO THE ADDITION OF A ROOF TERRACE FOR THE  
FOLLOWING REASONS:



1/ MY GARDEN WILL BE DIRECTLY OVERLOOKED FROM THE EAST AND FROM THE NORTH



2/ EVEN WORSE MY BATHROOM

AND BEDROOM WILL ALSO BE OVERLOOKED

3/ LIGHT IS LIKELY TO BE TAKEN AWAY, MY GARDEN BEING AT BASEMENT LEVEL.

4/ THE VALUE OF MY PROPERTY WHETHER ON A SALE OR RENTAL BASIS WILL BE GREATLY DIMINISHED

5/ THE TWO ADJOINING TERRACES TO THE SOUTH ARE OWNED BY THE OWNERS OF THE TWO FLOOR HOUSES AT NO. 38 AND NO. 40 SYDNEY STREET. NO. 34 IS A TOTALLY SEPARATE PROPERTY.

6/ I am living currently at 20 Elm Park Road, SW3 6BB, with my friend.

a) When planning application was requested for a terrace, the person at no. 14 Elm Park Road, Mrs. Joan Hill, objected ~~that~~ on the basis her garden, not her windows, would have been overlooked. The application was rejected.

b) Please address all correspondence

to 20 Elm Park Road, London SW3 6BB.

Dec 020 - 7376 5200

7/ The rental of my flat at 36 Sydney Street was represented my only source of income or at least the very vast majority. The addition of a roof terrace at 34 Bury <sup>Walk</sup> ~~Street~~ could substantially reduce my main source of income.

8/ This is even more so because the roof

TERRACE AT 34 Bury Walk would not only overlook the bathroom and bedroom at ~~ground~~ ~~basement~~ BASEMENT LEVEL BUT ALSO, AT GROUND FLOOR LEVEL, THE KITCHEN AND SMALL STUDY WINDOWS OUT INTO THE DRAWING ROOM/LIVING AREA. IN OTHER WORDS, WOULD MY ENTIRE PROPERTY.

9/ FOR ALL THE ABOVE REASONS, WHEN THE PIECE OF LAND WHERE NO. 34 Bury Walk WAS BUILT IN THE LATE 80'S AND I COULD NOT AFFORD TO BUY IT, I THEN OBJECTED TO THE PLANNING PROPOSAL OF HAVING A WINDOW OVERLOOKING MY FLAT AT 36 Sydney Street. THAT OBJECTION WAS SUSTAINED. A ROOF TERRACE WOULD BE EQUALLY AS BAD IF NOT WORSE AS, WITH A ROOF TERRACE, I WOULD BE OVERLOOKED FROM THE AVENUE.

10/ THE ROOF TERRACE IS SO CLOSE, AT A MAXIMUM OF 12 FEET <sup>TO THE EAST</sup> AND DIRECTLY ABOVE ME TO THE NORTH THAT ALL MY PRIVACY WOULD DISAPPEAR.

#

5  
B. RE: PROPOSED DEVELOPMENT AT 34 SYDNEY STREET  
SUB 6 DP OF A TOP FLOOR ADDITION  
TO MATCH THE <sup>DOF</sup> FLOOR A 36 SYDNEY STREET

I HEREBY WISH TO OBJECT TO  
THE ADDITION OF A TOP FLOOR TO NO. 34 SYDNEY  
STREET FOR THE FOLLOWING REASONS:

1/ THE SYMMETRY BETWEEN THE HOUSES AT  
36, 38 AND 40 SYDNEY STREET AND THOSE OPPOSITE  
WOULD BE COMPLETELY DESTROYED. THIS SYMMETRY  
IS ALREADY NOT PERFECT, THE STREET IS ALREADY  
MISSING SOME OF THE "CHELSEA CHARACTER", AND  
THIS PROPOSED DEVELOPMENT WOULD ADD A SERIOUS BLOW.

2/ THE SECURITY OF MY FLAT, AND THEREFORE  
RENTAL VALUE, WOULD BE GREATLY AFFECTED FOR MANY  
MONTHS AHEAD.

3/ THE EXISTENCE OF TWO PROPOSED DEVELOPMENTS,  
ONE AT 34 SYDNEY STREET AND THE OTHER ON THE BACK

OF 34 AND 36 SYDNEY STREET, EITHER ONE  
WOMEN IF THEY ARE NOT TOO MUCH OF A  
COINCIDENCE, I.E. THE SAME PERSON / COMPANY.

Yours sincerely,

Cue Speir.

(Mrs ANNE  
SPEIR)

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



The Occupier,  
Bsmt/Grnd Floor Flat,  
36 Sydney Street,  
London,  
SW3

020-7937-5464  
Switchboard: 020-7937-2080  
Extension: 020-7361-2079/2080  
Direct Line:

Facsimile: 020-7361-3463

Date: 13 December 2000

**KENSINGTON  
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref. DPS/DCSE/PP/00/02836/JS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 34/36 Bury Walk, London, SW3 6QB**

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**

**Conversion of garage into living space, add roof terrace and other alterations.  
Forecourt parking retained.**

**Applicant Socotrap Sprl. 34 Bury Walk, London, S.W.3**

Yours faithfully

**M. J. FRENCH**

Executive Director, Planning and Conservation

24, Pond Place  
London, SW3 6QJ  
29 December 2000

Mr. M. J. French,  
Executive Director,  
Planning and Conservation,  
The Royal Borough of Kensington and Chelsea,  
The Town Hall,  
Hornton Street,  
London, W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
DM 3/11.		- 3 JAN 2001			(33)		
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Mr. French,

Re: 34/36 Bury Walk, London SW3  
PP/002836

I have serious reservations about specific aspects of this Planning Application. Some of what is proposed would have an immediate detrimental effect on Bury Walk as well as set dangerous precedents for the future.

Bury Walk is a narrow one-way street on a small and intimate scale. This is its charm and it needs to be rigorously protected against over-development. The west side is largely the rear gardens of houses in Sydney Street, with some garages and small cottages--- number 34 is a single storey cottage with a garage on this side of the street. The east side consists of cottages and small houses.

During the past 20, and possibly more, years none of the garages have been converted into living accommodation. I don't think it should be permitted. It would set a most unfortunate precedent for the further transformation of existing garages on this side of the street. The distinctive atmosphere of the street would easily be lost by a succession of extensions/conversions/etc. It would lead to an increase in the density which would be detrimental to the character of Bury Walk.

As for the timber and glazed kiosk-like structure proposed for the roof, I don't think it should be allowed. It would be more than two meters high and built over a spiral staircase leading from the ground floor to give access to the roof. Such a construction would look most incongruous on the roof and would sound a jarring note to the street scene. Even with the efforts of a trellis to partially screen it from one side, it would stand out like a sore thumb. It is the type of structure that one expects to see on the roofs of industrial buildings of a certain period. It definitely looks out of place here at first floor level in this residential setting. It would create an unpleasant interruption to the view from the street and from the many houses that would closely over-look it.

I believe this Application should be refused.

Yours sincerely,



Richard A. Alexander

39 Bury Walk Chelsea London SW3 6QD

January 1 2001

Mr M J French  
Executive Director  
Planning and Conservation  
Royal Borough of Kensington & Chelsea

Dear Mr French

Re: 34/36 Bury Walk, London SW 3.  
PP/002836

I was extremely disturbed to learn of the planning application submitted for the above property, which is I believe currently used for business use and only occupied during working hours during the week, and which I wish to object to in the strongest terms possible.

If approved, this application would set an alarming precedent that would make it hard to resist the conversion of other garages to the rear of the properties in Sydney Street into residential use which would have an adverse impact on an already confined and over-crowded space.

I live at no 39 Bury Walk which is directly opposite the proposed structure and I am especially concerned about the plans for the roof terrace which would look directly into my first floor bedroom and severely compromise my privacy as well as obscure my view and lead to loss of light and a greater sense of enclosure.

I might add the modern timber and glazed structure that is proposed would be out of keeping with the style of architecture that already exists in this very special enclave of the borough.

I await your comments with interest and would be grateful if you would acknowledge receipt of this letter.

Many thanks.

Yours sincerely



TIM WALKER

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD AZK	<i>ewj</i>	
(10)		AM		8/1		- 8 JAN 2001		JS	
				FWD PLN	CON DES	FEES			



**RBK&G TRANSPORTATION COMMENTS**

<b>PP Number:</b> 00/2836	<b>Address:</b> 34/36 Bury Walk	<b>Date of obs:</b> 10 Jan 2001	
<b>Proposal:</b> Conversion of garage into living space and roof terrace and other alterations. Forecourt parking retained.		<b>Obj</b>	<b>No Obj</b> ✓
<b>File Number</b> As above	<b>Initial Observations</b>	<b>Transportation Officer:</b> Steve Lauder	<b>D C Officer:</b> JS
	<b>Full Observations</b> ✓		

**Supplementary information:**

**Comments:**

- The use of the existing garage, and area of hard standing are protected by a condition attached to consent number TP/87/0487.
- TR47 of the emergent UDP states that we are to resist development which would result in the loss of off-street parking.
- However the provision of two off-street parking spaces for a dwelling of this size (ie one bedroom) exceeds the maximum standards set out in the emergent UDP.
- The loss of the garage would also allow the Council the opportunity to increase the current stock of on-street resident's parking bays by adding approximately 10 metres to an existing resident's bay.
- The works involved in the removal of the redundant crossover, re-instatement of the footway, and re-marking of the residents bay **must** be undertaken at the applicants expense, and should all be included in a 'Grampian' style condition.
- A condition, retaining the hard standing for off-street parking purposes only, to replace the one attached to TP/87/0487 should be attached to this consent, if granted.

Relevant transportation policies: TR47

Recommendation: no objection

Signed: 

## Lauder, Steven: ES-HwayTraf

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**From:** Gale, Sidney: ES-Park  
**Sent:** 19 December 2000 15:35  
**To:** Lauder, Steven: ES-HwayTraf  
**Subject:** Bury Walk - Extension of Resident Parking Bay o/s 34

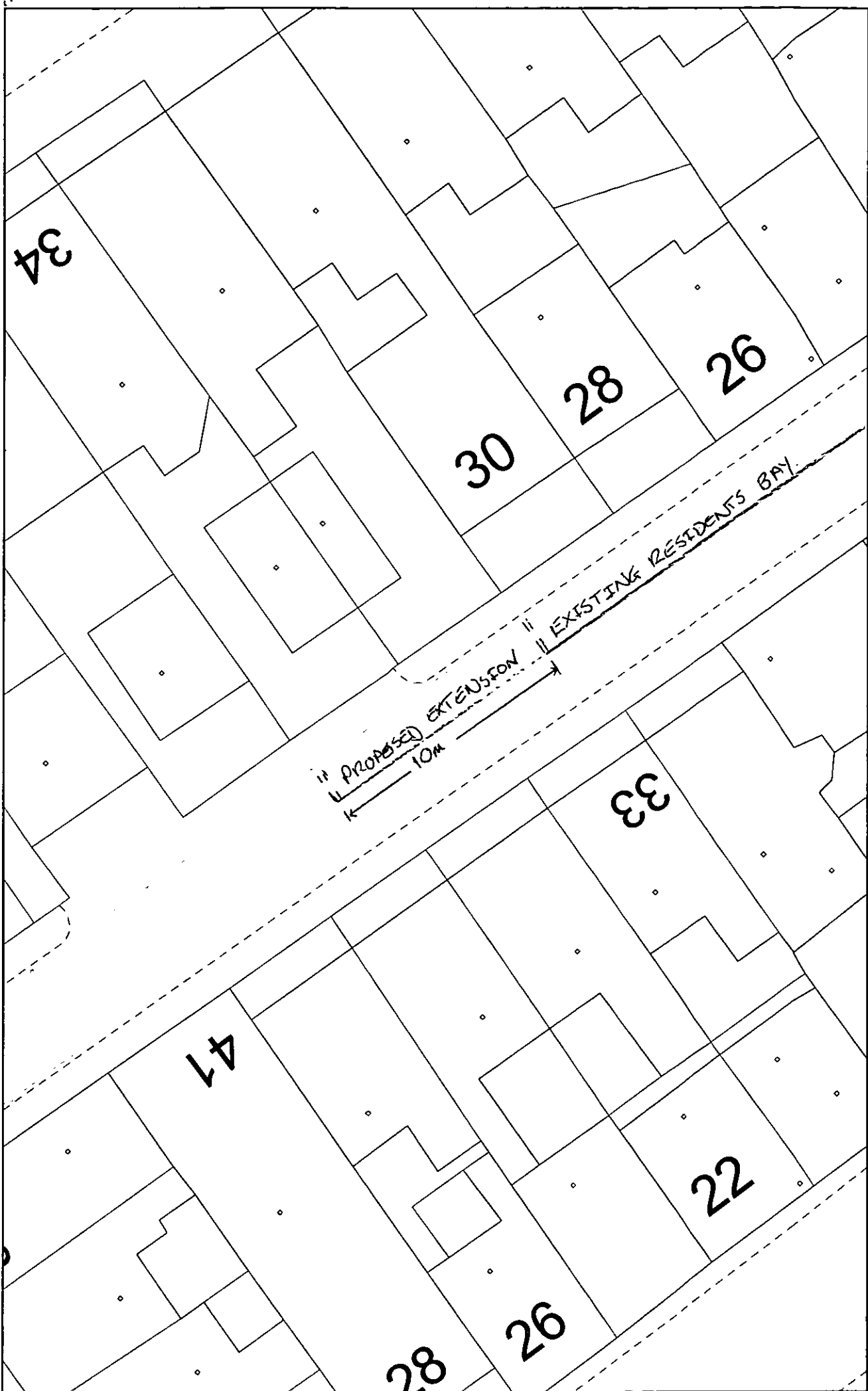
Steve,

Having visited Bury Walk, I can confirm that an additional 10 metres of resident parking space can be obtained if the garage serving number 34 is to be removed. A new length of footway would also need to be provided to replace the existing dropped kerb.

John

# Royal Borough of Kensington & Chelsea

OS Map Extract Crown Copyright  
Scale 1 : 200 Printed 15 December 2000



JS

RBKC



X1 AD

# District Plan Observations CONSERVATION AND DESIGN

Address 34/36 Bury Walk .	Appl. No. 00/2836	L.B.	C.A. ✓	N C S S
Description Roof extensions and Garden alterations	Code	AS	CA	

No objection in design terms to loss of garage although its a shame to lose the entrance doorway and Bury Walk (Provides a focus of surveillance/activity)

The roof terrace is a problem because the entrance staircase to it results in an intrusive and harmful form of development, as does the proposed fence. This is very unlikely to be acceptable.

NJC 22-12-00

# DONAL CAREY & COMPANY ARCHITECTURAL DESIGNERS

Mr Shearman/Mr Corbett  
Planning and Conservation,  
Royal Borough of Kensington & Chelsea,  
The Town Hall,  
Hornton Street,  
London, W8 7NK

*JS*

29 JAN 2001

*JS*

29<sup>th</sup> January 2001

BY FAX ONLY

Dear Sirs,

Ref.: Alterations to No. 34/38 BURY WALK, SW3

Further to our site meeting last week, I attach a sketch with the windows altered as discussed. Please advise if this is an acceptable.

I also confirm that we have now removed the proposed roof terrace.

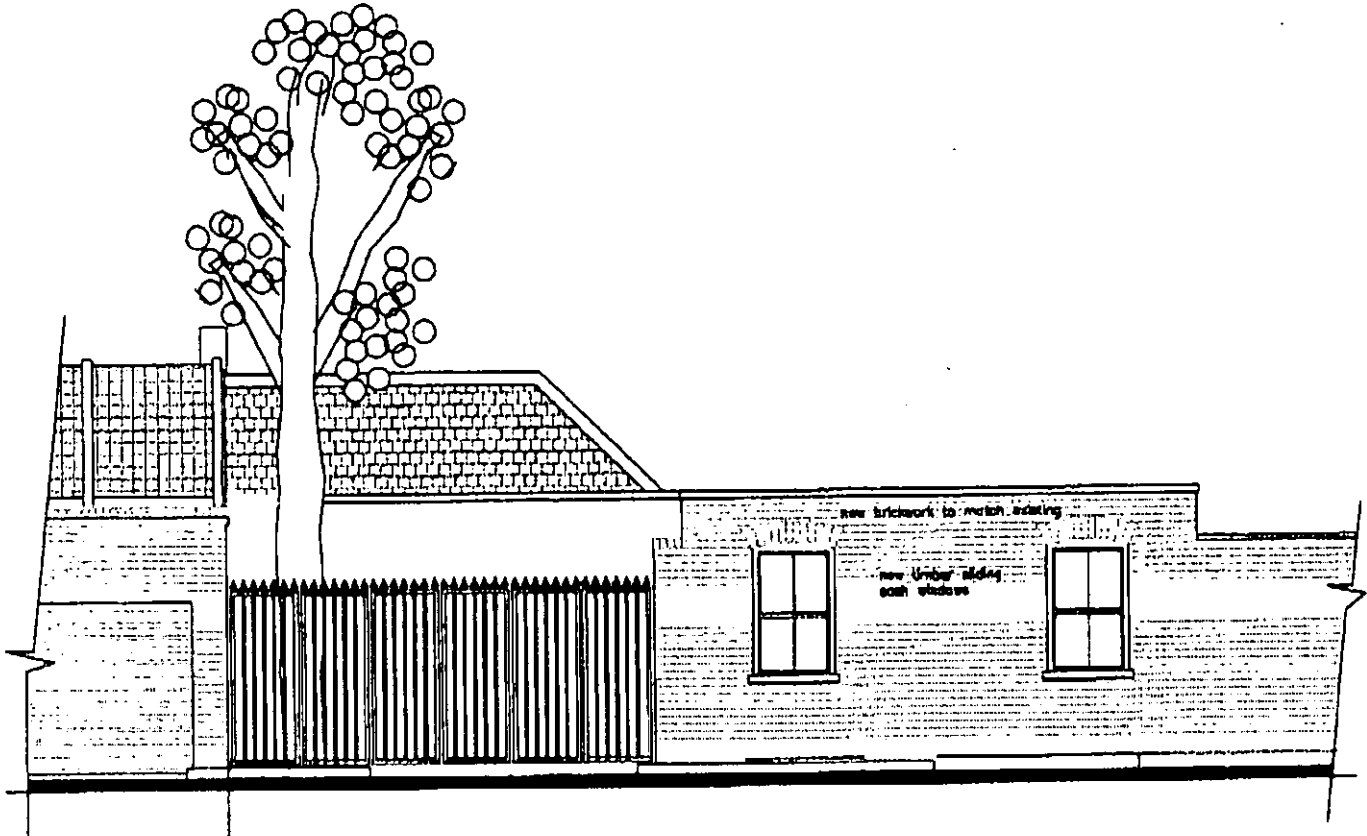
Would you please telephone me with your comments prior to my substituting the revised drawing.

Yours sincerely,

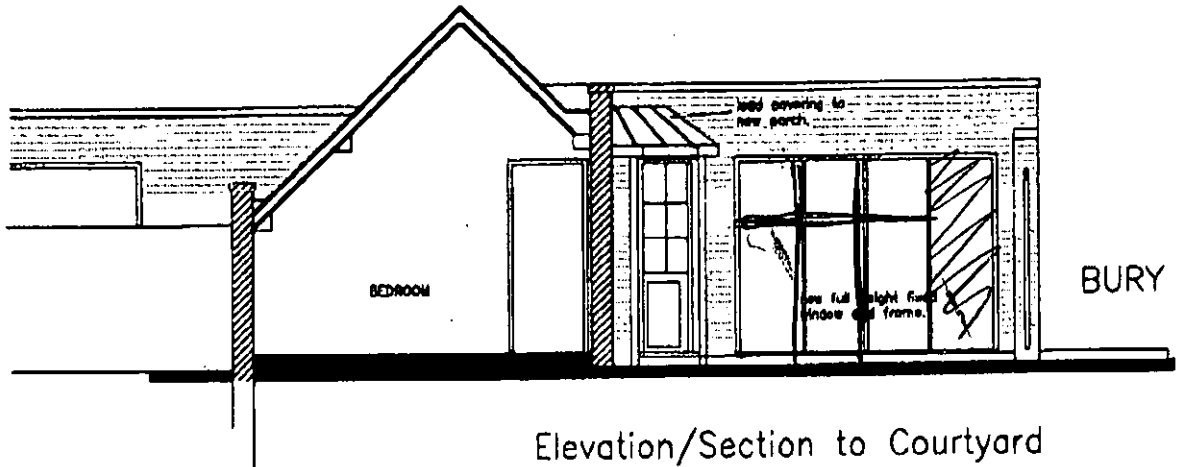


D. M. Carey, Dip. Arch.

*Roof Terrace not acceptable.  
further revisions required.  
Agent agreed to Nick's  
suggestion - fee annotated drawing.  
2/2/01. (Phone call with agent).*



Elevation to Bury Walk



Elevation/Section to Courtyard

# DONAL CAREY & COMPANY ARCHITECTURAL DESIGNERS

Mr Shearman  
 Planning and Conservation,  
 Royal Borough of Kensington & Chelsea,  
 The Town Hall,  
 Hornton Street,  
 London, W8 7NK

5<sup>th</sup> February 2001

*CB*  
*7/2*

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
7 FEB 2001							(49)
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

*P. Ack* | *(JS)*

Dear Mr. Shearman,

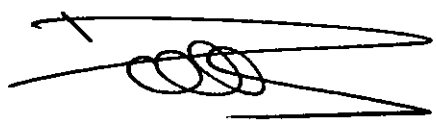
**Ref: Alterations to No. 34/36 BURY WALK, SW3**

Further to our telephone conversation, I now enclose 4 copies of revised drawing 1093/03B for your use.

As agreed, I have amended the window to the car parking area. The windows to the front elevation are altered as agreed and the roof terrace has been removed.

I trust that you can now complete your report and recommend the proposals for approval.

Yours sincerely,



D. M. Carey, Dip. Arch.

*(JS)* COPY OF PLANS  
 TO INFORMATION  
 OFFICE

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

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: 12 March 2001

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02836/JS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 34/36 Bury Walk, London, SW3 6QB**

You were recently notified on, and/or have commented on, the application for development at the above address. The Council has now received **AMENDMENTS** to this application, and brief details of these are set out below. The Council's Planning Services Committee, in considering the proposal, welcomes comments upon these amendments. Members of the public may **inspect copies of the amended plans**, and any other submitted documents. Details are provided overleaf.

**Amended Proposal**

**Conversion of garage into living space, add roof terrace and other alterations.**

**Forecourt parking retained.**

**REVISED DRAWINGS RECEIVED SHOWING PROPOSED ROOF TERRACE DELETED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 26/03/2001. THIS APPLICATION WILL BE HEARD AT THE PLANNING SERVICES COMMITTEE HELD ON 27/03/2001.**

**Applicant Socotrap Sprl. 34 Bury Walk, London, S.W.3**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address within **14 days** of the date of this letter.

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/00/2836

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 5 WKS 3 DAYS.....

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 John Shearman..... (Case Officer)

*17/1* (15)

# THE SYDNEY STREET AND DISTRICT RESIDENTS' ASSOCIATION

## PRESIDENT

The Revd. Christopher Kevill-Davies

## TREASURER

Mrs. Daisy Alexander

## CHAIRMAN

Mrs. Joan Hayes

## HON. SECRETARY

Mrs. Verity Lambie

## PLANNING SECRETARY

Mr. A. F. Hohler

M.J.French Esq.,  
Executive Director Planning & Conservation,  
Royal Borough of Kensington & Chelsea,  
Town Hall, Hornton Street, W8 7NX

14/01/01

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
							(56)
16 JAN 2001							
APP	IO	REC	ARB	FWD PLN	CON DES	FEES	

*Obv*  
*ACK*  
*17/1/01*  
*vb.*

Dear Mr French,

**34/36 Bury Walk, London SW3 6QB13/01/01**

**Ref: PP/00/02836**

I refer to this application for conversion of the existing garage into living space and for the construction of a roof terrace with access via a staircase leading to a new structure on the roof.

We oppose the application to convert the garage on the principle that doing away with garages tends to increase the resident population in an already densely populated area while exacerbating the pressure on on-street parking. More people, less off-street parking.

We have no objection to the roof terrace as such; we have reservations about the proposed structure housing the access stairs, however, which does not look like an enhancement to the appearance of the area. We are not clear to what extent it will be visible from the street as it may be partially or entirely masked by the trellising round the terrace - it will certainly be visible from the back of the Sydney Street houses, however.

If consent is given for the roof terrace we think it very important that the type of trellising should be clearly specified as it will be very visible in this Conservation Area.

Yours sincerely

*Joan Hayes*  
Chairman

Address: 23 Sydney Street,  
London  
SW3 6PU

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**KENSINGTON  
AND CHELSEA**

Mrs. Joan Hayes,  
The Chairman,  
The Sydney Street and District Residents'  
Association,  
23 Sydney Street,  
Chelsea,  
London, SW3 6PU

Switchboard: 020 7937 5464  
Extension: 2087  
Direct Line: 020 7361 2087  
Facsimile: 020 7361 3463

02 April 2001

My reference: DPS/DCSE/BC/  
PP/00/2836

Your reference:

Please ask for: B. Coey

Dear Mrs. Hayes,

**Town and Country Planning Act 1990**  
**34-36 Bury Walk, Chelsea, SW3**

I am writing in response to your letter dated 14<sup>th</sup> January concerning the application for planning permission to convert the integral garage at 34-36 Bury Walk into living accommodation and to carry out elevational alterations. I have to advise you that this application was considered by the Council's Planning Services Committee at their meeting of 27<sup>th</sup> March, and that the Committee granted planning permission.

The Committee carefully considered your Association's views but concluded that as the property will retain one off-street car parking space and that conversion of the garage will permit one additional on-street parking space, the Council's policies are complied with. The roof terrace has been deleted from the scheme.

If you require any additional information, please do not hesitate to contact either myself or the case officer, Mr. Shearman.

Yours sincerely,

B. Coey,  
Area Planning Officer on behalf of  
Executive Director,  
Planning and Conservation

Reported to PSC  
FILE 00/2836

24, Pond Place  
London, SW3 6QJ  
23 March 2001

Mr. J. Shearman,  
Planning and Conservation,  
The Royal Borough of Kensington and Chelsea,  
The Town Hall,  
Hornton Street,  
London, W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
26 MAR 2001							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

no obj.

Dear Mr. Shearman,

Re: 34/36 Bury Walk, London SW3  
DPS/DCSE/PP/00/02836/JS

Thank you for your letter of the 12<sup>th</sup> regarding the revised drawings for this development.

They are a great improvement. The fact that the proposed roof terrace has been deleted makes a significant difference. I have no objections to the Planning Application as it now stands.

I understand that a Condition will be included in any Approval that stipulates that under no circumstances may the roof be used as a terrace without prior permission from the Council. I fully agree and think it is imperative that such Condition is attached to the Approval to avoid any difficulties in future.

Thank you again for all your time on this matter. You have been most helpful.

Yours sincerely,



Richard A. Alexander