

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 7 Petersham Pl

7 PETERSHAM PLACE

SW7

POLLING DISTRICT JA

- |     |  |          |        |  |
|-----|--|----------|--------|--|
| HB  | Buildings of Architectural Interest          | PP002837 | 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						
10																

- 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:**

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

ARK Architects and Designers,  
9 Lamington Street,  
London,  
W6 0HU

APPLICATION NO: PP/00/02837

APPLICATION DATED: 06/12/2000

DATE ACKNOWLEDGED: 11 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 7 Petersham Place, London, SW7 5PX

PROPOSAL: Refurbishment and remodelling of mansard roof to single family dwelling.

ADDRESSES TO BE CONSULTED

- 1. 5-9 (consec.) Petersham Place —
- 2.
- 3. 33-35 (consec.) " —
- 4.
- 5. 21-25 (odd) Queen's Gate Terrace
- 6.
- 7. 21 - F. A. H & K
- 8.
- 9.
- 10. 23 - F1-7 TRUST
- 11.
- 12. 25/33 - DAVE'S TISE
- 13.
- 14.
- 15.

24

✓ y 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

✓ y 14/12

## 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 . . . . . [*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)

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

---

**My Ref: PP/00/02837/SP**

**CODE A1**

**Room No:**

---

**Date: 14 December 2000**

**DEVELOPMENT AT:**

**7 Petersham Place, London, SW7 5PX**

**DEVELOPMENT:**

**Refurbishment and remodelling of mansard roof to single family dwelling.**

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

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

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

---

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02837/SP

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 7 Petersham Place, London, SW7 5PX**

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**

**Refurbishment and remodelling of mansard roof to single family dwelling.**

**Applicant Petersham Young Ltd., 7 Petersham Place, London, SW7 5PX**

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***

JG 11

Richard Y.H. Ng,

Your ref: DPS/DCC/PP/00/02837/SP.

Flat D,

21, Queens' Gate Terrace  
London SW7 5PR

Mr. M. J. French,  
Executive Director,  
Planning & Conservation,  
The Town Hall,  
Marnton Street,  
London W8 7NX.

9<sup>th</sup> January, 2001.


Dear Mr. French,

re: Proposed development at: 7, Petersham Place,  
London SW7 5PR.

Many thanks for your notice dated 14<sup>th</sup> December,  
2000.

I do OBJECT most strongly to the work  
proposed to the roof of 7, Petersham Place,  
as a lot of light <sup>to</sup> my flat will be  
reduced, as well as loss of privacy. As  
it is, I can barely see the sky from my  
flat window due to work that had  
been done to roof next to 7, Petersham

Place

RECEIVED BY PLANNING SERVICES							
DIR	HDC	N	C	SW	SE	ENF	AP ACK
10 JAN 2001							
IO	REC	ARB	FWD PLN	CON DES	FEES		

Yours faithfully,  
Yip Hon Ng,

Copy for, MR. S. PLowman

✓  
ack  
3/1/01

Flat E, 21 Queens Gate Terrace, London SW7 5PR  
(phone: 07785 904724)

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

(via fax with original via mail)

RECEIVED BY PLANNING SERVICES							
DIR	HDC	N	SW	SE	ENF	ARB	PLN
29.1.01						47	
IL	HEB	ARB	FWD	CON	DES	FEES	

Dear Mr. French,

**Re: your reference PP/00/02837/SP - Proposed development at 7 Petersham Place, London SW7 5PX - Refurbishment and remodelling of mansard roof to single family dwelling**

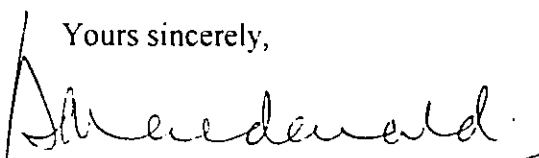
As a leaseholder of a flat in an adjacent property I have received a copy of your letter dated December 14,2000 and I am writing to express my objections to the above referenced proposed development.

In general, I am very concerned that any development of this sort should take place within the designated Queens Gate Conservation area and particularly in a historic mews area where I understand that all the properties are Grade 2 listed buildings. Additionally, as far as I can judge, the specific property in question – and others – has already been developed beyond its original character and I am concerned that a precedent may be set for yet further development of other properties in this conservation area if this proposal is approved.

*In particular*, I am most concerned that any increase in size of the existing building will intrude on our property, and in this regard, I understand that there will be some increase in the window size on the side facing our property as well as a slight movement of the windows from their present position toward our property. The close proximity of the development will result in a loss of privacy to my own and other flats, block daylight from our property and create particularly poor amenity for the flats in the basements of our own and neighbouring buildings.

I should be grateful if these comments - and others you may receive from residents in the immediate vicinity - will be fully taken into account in the consideration of this application. I am sending a copy of this letter to Mr. Simon Plowman, who I understand is the planning officer directly concerned with this application, as well as to our local councillor.

Yours sincerely,

  
I. D Macdonald



*Flat E. 21 Queens Gate Terrace, London SW7 5PR  
(phone: 07785 904724)*

Councillors Gary Mond, Daniel Moylan and Andrew Dalton  
C/o Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London W8 7NX

30.1.01

Dear Councillors,

**Re: Proposed development at 7 Petersham Place, London SW7 5PX**  
**Planning office ref no: PP/00/02387/SP**

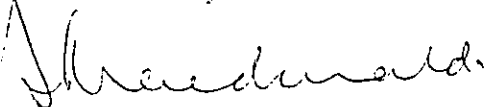
As you are the councillors for our area of the Borough, I am enclosing for each of you a copy of a letter of objection I have sent to the Borough's Planning Dept. concerning the above referenced proposed development.

You will see from this letter that I, like others who have property in the immediate vicinity, am generally concerned that such a development in this designated conservation area may well cause a precedent for further development in neighbouring properties – which I believe have already been developed beyond their original state.

I also have a particular concern – again, this is shared with my neighbours – that any such development will be intrusive and cause a loss of privacy given the close proximity of the rear side of both buildings. The third major concern is that any development at roof level such as this proposal will cause a block of daylight to the basement areas and lower floors of neighbouring properties.

I should be grateful if you could carefully consider the issues raised in my letter about this proposed development and so, hopefully, be able to give all the support you can to my objections and those the Planning Office will have received from others who live in the immediate vicinity.

Yours Faithfully,



I.D. Macdonald

Flat E, 21 Queens Gate Terrace, London SW7 5PR  
(phone: 07785 904724)

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

(via fax with original via mail)

RECEIVED BY PLANNING SERVICES							
BY JIB		N	19	SW	SE	ENF	AD ACK
31 JAN 2001						45	
29.1.01				FWD PLN	CON DES	FEEES	

Dear Mr. French,

**Re: your reference PP/00/02837/SP - Proposed development at 7 Petersham Place, London SW7 5PX - Refurbishment and remodelling of mansard roof to single family dwelling**

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Yours sincerely,

I. D Macdonald

*Flat E, 21 Queens Gate Terrace, London SW7 5PR  
( 'phone: 07785 904724)*

Councillors Gary Mond, Daniel Moylan and Andrew Dalton  
C/o Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London W8 7NX

30.1.01

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**Planning office ref no: PP/00/02387/SP**

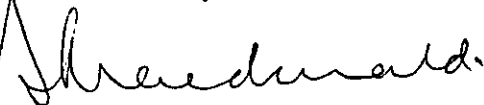
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I should be grateful if you could carefully consider the issues raised in my letter about this proposed development and so, hopefully, be able to give all the support you can to my objections and those the Planning Office will have received from others who live in the immediate vicinity.

Yours Faithfully,



I.D. Macdonald



X/AD

# RBKC District Plan Observations CONSERVATION AND DESIGN

Address 7 Peterborough Pl. SW7	Appl. No. UD/2537	L.B.	C.A. 10	N C S
Description Mansard alterations		Code AS		

Refusal as existing. No set back for roof terrace please, traditional mansard with x2 or x3 dormer windows - lead clad - with vertically sliding sashes with large vertical glazing bar. Sash windows should be aligned with stone at first floor level.

NJC 01/02/01.

21 Queen's Gate Terrace Residents' Association  
21 Queen's Gate Terrace  
London SW7 5PR

Date: 2nd January 2001

Our ref: Proposed development at 7 Petersham Place SW7 5PX

Yoru ref: DPS/DCC/PP/00/2837/SP

Mr M. J. French  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W8 7NX

Dear Mr French

CT  
3/1/2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	O	SW	SE	ENF	AD ACK
- 3 JAN 2001							
APP	IO	REC	ARB	FWD PLN	CON DES	FEE	

I am writing on behalf of all the Lessees who have flats at the rear of 21 Queen's Gate Terrace. These flats are Flat B, Flat D, Flat E and Flat L.

We shall all be directly affected by this development and object on the grounds that it will cause us loss of sunlight and daylight. We shall also be overlooked as a result of the development.

I own the basement flat, which is already extremely dark as the result of the development of the house next door, 6 Petersham Place. This was done before 21 Queen's Gate Terrace was redeveloped, and before we bought our flats.

The development of No 6 would further restrict the main source of our light which comes from the south. For this reason, I most strongly object.

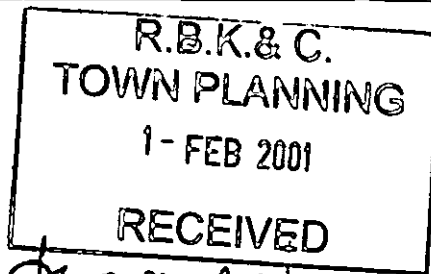
Yours sincerely

*Lyn Hall*

Lyn Hall  
Chairman Residents' Association.

CT  
3/1/2001

Text MESSAGE



URGENT

To: MR. SIMON BLOWMAN  
PLANNING OFFICER - RBK+C

From: David Meadhead 3/1/01  
Cc: Lynn Hall - Harb.  
RE: FLATE, 21 Queens Gate Terrace

① In view of our phone conversation late this pm, this is to advise that my son, Ben, will be at the flat at 1pm - 1.30pm on Thursday, Feb 1

② I have informed Ms. Lynn Hall of Flat D of your intent to visit. She will call you to think on Thursday morning.

Thank you for your attention to this matter in response to my letter.

Regards,  
David Meadhead

No water tank external.

7 Petersham Place.

8

2a

15 french doors front 2nd floor level 94/2052

2

(M)

16 Addition 94. 93/1331

(M)

2/3 Balcony at front 1994  
Additional Storey 1988.

(M)

17 Addition 93 93/1773

(M)

4 Additional Storey 1972  
NOT in LIKE 7 now

18 Alter elevation front 1993 93/0470  
Extra

5 N/A (NONE) ①

19. n/a. Extra

6 Storey 1973.

(M)

20/2nd (M)

7 '84.1 (M)

8 Addition 1974. ~~Extra all way up~~ (M)

9 Rear roof slope 1983 ~~none~~ extra storey no setback.

10 Addition 1973 (M) NONE ..

11 Addition 1993 93/1248

(M)

(M) = Traditional Mansard.

12 Addition 1971

(M)

13 Addition 96. 96/0180

(M)

14 Addition 95 94/2013

(M)

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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

---

020-7937-5464

Switchboard: 2079/2080

Extension: 020-7361-2079/2080

Direct Line:

Facsimile: 020-7361-3463

Date: 2 February 2001

**FILE COPY**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02837/SP

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 7 Petersham Place, London, SW7 5PX**

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**

**Refurbishment and remodelling of mansard roof to single family dwelling.**

**REVISED DRAWINGS RECEIVED. ANY FURTHER COMMENTS MUST BE RECEIVED BY 12/02/2001. IT ANTICIPATED THIS APPLICATION WILL BE HEARD AT THE PLANNING SERVICES COMMITTEE ON 13/02/2001.**

**Applicant Petersham Young Ltd., 7 Petersham Place, London, SW7 5PX**

Anyone who wishes to submit comments on the amended application should write to the Council at the above address by 12/02/2001. This application is due to be heard at the Planning Services Committee on 13/02/2001.

Yours faithfully,

**M. J. FRENCH**

Executive Director, Planning and Conservation



FILE NUMBER: PP/00/2837

ADDRESS: 7 PETERSHAM PLACE, SW7

.....  
.....

REVISED DRAWINGS RECEIVED

1. Please re-notify all objectors. Add to letter:

"Revised drawings received. Any further comments must be received by ...." \*

~~12/~~ 12/2/01. It is anticipated this

~~2. Please re-advise \*~~

application will be heard at the Planning Services Committee on 13/2/01.

\* delete or add as appropriate

# 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/00/02837/SP

Date: 22/12/2000

7 Petersham Place, London, SW7 5PX

Refurbishment and remodelling of mansard roof to single family dwelling.

APPLICANT Petersham Young Ltd.,

*Drawn pipe  
29/12*

ARK  
R  
2

ARCHITECTS + DESIGNERS  
9 LAMINGTON STREET  
LONDON W6 0HU

Ref: 9398/RC

02/02/0

Simon Plowman  
Planning Department  
The Town Hall  
Hornton Street  
London W8

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO LACK
- 6 FEB 2001 (17)							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Dear Simon

**Re: 7 PETERSHAM PLACE LONDON SW7 5PX**

Further to our site meeting yesterday please find enclosed the following amended information in respect of the application for Planning Permission and Conservation Area Consent for refurbishment works to the above property.

- 4 copies of ARK Drawings as scheduled on the accompanying drawing register.

As discussed and requested we have amended the drawings to include the removal of the front roof terrace and inclusion of part obscure glazing to the rear mansard.

We understand these amendments will meet with your approval and that the application will be scheduled for the committee meeting dated Tuesday 13 February 2001.

Yours Sincerely

**RUPERT CARRUTHERS**  
enc.  
cc. Petersham Young Ltd

SP  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

e-mail: ark@tuesdaysweld.demon.co.uk vat registration number: 723 0804 66

TELEPHONE: 020 8563 7776

FAX: 020 8563 7784

RUPERT CARRUTHERS RIBA    KATE WEBB RIBA    STEPHEN COATES MA (RCA)

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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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Judith Spitzer  
Spencers Letting and Property Management  
20 Ringwood Avenue  
London  
N2 9NS

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

---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

23 February 2001

---

My reference: DPS/DCC/PP/00/ Your reference:  
2837/SP

Please ask for: Simon Plowman

Dear Ms Spitzer

**Town and Country Planning Act, 1990**  
**7 Petersham Place, London, SW7**

I refer to your letter of objection dated 16<sup>th</sup> February 2001, received 22<sup>nd</sup> February 2001, in relation to the recently decided planning application (PP/00/2837) at the above property for alterations at roof level.

The above application was granted at the Planning Services Committee on the 13<sup>th</sup> February 2001. Unfortunately your letter was received too late in order for it to be presented to the Committee. There were however three letters of objection presented to the Committee raising similar concerns over the proposal the Committee did however, decide to approve the scheme. I have attached a copy of the Committee report for your records.

Your sincerely

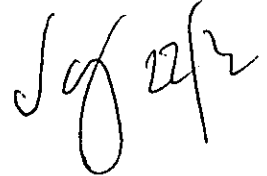
Paul Kelsey  
Area Planning Officer  
for the Executive Director, Planning and Conservation

# Spencers

16th February 2001

Spencers Letting & Property Management  
20 Ringwood Avenue, London N2 9NS  
Tel: 020 8883 0738 Fax: 020 8442 1533  
Mobile: 07956 81 2222 Email: jspitz123@aol.com

Mr Simon Plowman  
Planning & Conservation Department  
Royal Borough of Kensington & Chelsea  
Town Hall  
Horton Street  
London W8 7NX



Your Ref: 00/02837/SP

Dear Mr Plowman

**Re: Proposed development at 7 Petersham Place London SW7 5PX  
Refurbishment and remodelling of mansard roof to single family dwelling**

As managing agent acting for the leaseholder of a flat in an adjacent property, I have received a copy of your letter dated 14th December 2000. I am writing to express my objections to the proposed development.

Developments of this sort should not take place within the designated Queens Gate Conservation Area (particularly in a historic mews area). Properties in the area have already been developed beyond their original characters and no further development of this kind should be approved.

I am also concerned that the increase in the size of the building will intrude on our property - resulting in loss of privacy and the blocking of daylight.

I would be grateful if you take into account these comments before considering the above application.

Thank you.

Yours sincerely,



Judith Spitzer

RECEIVED BY PLANNING SERVICES							
EX DIP	HDC	N	S	SW	SE	ENF	AO ACH
LA		22 FEB 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	





THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
THE TOWN HALL KENSINGTON W8 7NX  
Tel: 020 7937 5464 Fax: 020 7938 1445

From: Councillor Daniel Moylan, Deputy Leader of the Council

2nd February, 2001

TP/00/2837

Miss Lyn Hall,  
Flat B,  
21, Queen's Gate Terrace, S.W.7.

Dear Lyn,

Thank you for your letter of 30th January. I sympathise with your concerns over the planning application in respect of 7, Petersham Place, although I understand that 21, Queen's Gate Terrace does not back directly onto the property. Nonetheless there will often be understandable anxieties about loss of light and privacy when alterations are made to a building in close proximity to one's own.

I have discussed the case with the Head of Development Control and have to tell you, however, that the application will be difficult to resist. I understand that the increased bulk of the building at the rear is fairly modest, although the windows will be somewhat deeper. I am also given to understand that the overall appearance could be regarded as somewhat neater than it is now.

A word on the legal position may be helpful. Although the Council is free to turn down any planning application, it is expected to do this in accordance with the requirements of planning law and with regard to the policies established in the Council's Unitary Development Plan. An applicant refused planning permission is entitled to appeal to an Inspector appointed by the Secretary of State. Such appeals are nowadays almost routine in Kensington and Chelsea. If a refusal is not firmly based on proper legal or policy grounds, the Council will find itself fighting a hopeless appeal case and risking the possibility of having costs awarded against it. Consequently, when considering a refusal the Council will properly take into account the likelihood of being able to sustain the refusal at appeal.

An alternative approach is to negotiate with the applicant a scheme of planning conditions that will meet the concerns of the objectors. For example, concerns about privacy might be met by requiring glazing to be obscure on new windows. You and your neighbours may decide that working with Council officers may be the best way to preserve your amenity, in which case you should contact Mr. Plowman or the Head of Development Control, Miss Lesley Wyatt-Jones on 020 7361 2004.

I hope this is helpful and please do not hesitate to contact me if you would like any further advice.

Please take this as a reply on behalf of Cllrs. Dalton and Mond as well as myself.

Yours sincerely  
Daniel Moylan

cc Cllr. A.S. Dalton  
Cllr. G.S. Mond  
Miss L. Wyatt-Jones

**21 Queen's Gate Terrace Residents' Association**  
**21 Queen's Gate Terrace**  
**London SW7 5PR**

Date: 30th January 2001

Our ref: Planning reference PP/00/02837/SP. Proposed development to 7 Petersham Place, London SW7 5PX - mansard roof.

Mr Daniel Moylan  
6a Durward House  
31 Kensington Court  
London W8 5BH

Dear Daniel

I remember meeting you at Ian and Cilla's party, a year or so ago. I remember being very impressed at the way you had delayed the opening of Café Flo, because you were apprehensive of the effect it would cause in the neighbourhood.

With this in mind I am writing to you, to object to the above development. This development is to a Grade 2 listed building, and as you know, I am dedicated to preserving the architectural beauty of the Queen's Gate Conservation Area.

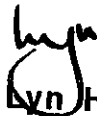
I have been a leaseholder at 21 Queen's Gate Terrace for 12 years. I, and others in our House, are directly behind a development, Number 6 Petersham Place, which was passed some 20 years ago. In my opinion, it is totally out of character.

As a result, we are directly overlooked. It affects me in the following ways. I lack privacy both in my sitting room and bedroom, and my bedroom is so dark during the day, that I cannot distinguish between brown, navy or black. At night, my neighbour likes to leave her lights on until the small hours, and the proximity means I cannot get to sleep, as the tiny area between our properties is flooded with light. If the development took place at Number 7, it would only increase my discomfort, and that of my neighbours above me. I understand that one of the windows facing my property is to be enlarged. This will also cause extreme discomfort to our neighbours in 23 Queen's Gate Terrace.

I have written to Mr French of course, within the deadline he gave, but I am writing to you as our Councillor. We would be grateful if you could look into this matter, and take note of our objections, as well as other letters about this project. Mr Simon Plowman is the planning officer directing this development.

I look forward to hearing from you.

Yours sincerely



**Lyn Hall**

**Chairman Residents' Association.**  
**Flat B 21 Queen's Gate Terrace.**

Tel:- 0171 584 6841

Fax:- 0171 225 0169



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
THE TOWN HALL KENSINGTON W8 7NX  
Tel: 020 7937 5464 Fax: 020 7938 1445

From: Councillor Daniel Moylan, Deputy Leader of the Council

2nd February, 2001

PP/00/2887

I.D. Macdonald, Esq.,  
Flat E,  
21, Queen's Gate Terrace, S.W.7.

Dear Mr. Macdonald,

Thank you for your letter of 30th January. I sympathise with your concerns over the planning application in respect of 7, Petersham Place, although I understand that 21, Queen's Gate Terrace does not back directly onto the property. Nonetheless there will often be understandable anxieties about loss of light and privacy when alterations are made to a building in close proximity to one's own.

I have discussed the case with the Head of Development Control and have to tell you, however, that the application will be difficult to resist. I understand that the increased bulk of the building at the rear is fairly modest, although the windows will be somewhat deeper. I am also given to understand that the overall appearance could be regarded as somewhat neater than it is now.

A word on the legal position may be helpful. Although the Council is free to turn down any planning application, it is expected to do this in accordance with the requirements of planning law and with regard to the policies established in the Council's Unitary Development Plan. An applicant refused planning permission is entitled to appeal to an Inspector appointed by the Secretary of State. Such appeals are nowadays almost routine in Kensington and Chelsea. If a refusal is not firmly based on proper legal or policy grounds, the Council will find itself fighting a hopeless appeal case and risking the possibility of having costs awarded against it. Consequently, when considering a refusal the Council will properly take into account the likelihood of being able to sustain the refusal at appeal.

An alternative approach is to negotiate with the applicant a scheme of planning conditions that will meet the concerns of the objectors. For example, concerns about privacy might be met by requiring glazing to be obscure on new windows. You and your neighbours may decide that working with Council officers may be the best way to preserve your amenity, in which case you should contact Mr. Plowman or the Head of Development Control, Miss Lesley Wyatt-Jones on 020 7361 2004.

I hope this is helpful and please do not hesitate to contact me if you would like any further advice.

Please take this as a reply on behalf of Cllrs. Dalton and Mond as well as myself.

Yours sincerely  
Daniel Moylan

cc Cllr. A.S. Dalton  
Cllr. G.S. Mond  
Miss L. Wyatt-Jones ✓



*Flat E, 21 Queens Gate Terrace, London SW7 5PR  
( 'phone: 07785 904724)*

Councillors Gary Mond, Daniel Moylan and Andrew Dalton  
C/o Royal Borough of Kensington and Chelsea  
Town Hall  
Hornton Street  
London W8 7NX

30.1.01

Dear Councillors,

**Re: Proposed development at 7 Petersham Place, London SW7 5PX**  
**Planning office ref no: PP/00/02387/SP**

2837

As you are the councillors for our area of the Borough, I am enclosing for each of you a copy of a letter of objection I have sent to the Borough's Planning Dept. concerning the above referenced proposed development.

You will see from this letter that I, like others who have property in the immediate vicinity, am generally concerned that such a development in this designated conservation area may well cause a precedent for further development in neighbouring properties – which I believe have already been developed beyond their original state.

I also have a particular concern – again, this is shared with my neighbours – that any such development will be intrusive and cause a loss of privacy given the close proximity of the rear side of both buildings. The third major concern is that any development at roof level such as this proposal will cause a block of daylight to the basement areas and lower floors of neighbouring properties.

I should be grateful if you could carefully consider the issues raised in my letter about this proposed development and so, hopefully, be able to give all the support you can to my objections and those the Planning Office will have received from others who live in the immediate vicinity.

Yours Faithfully,



I.D. Macdonald

Flat E, 21 Queens Gate Terrace, London SW7 5PR  
(phone: 07785 904724)

Mr M. J. French (via fax with original via mail)  
Executive Director, Planning and Conservation,  
Royal Borough of Kensington and Chelsea  
Town Hall, Hornton Street,  
London W8 7NX

29.1.01

Dear Mr. French,

**Re: your reference PP/00/02837/SP - Proposed development at 7 Petersham Place, London SW7 5PX - Refurbishment and remodelling of mansard roof to single family dwelling**

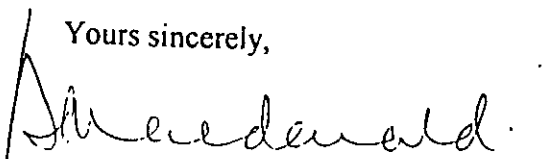
As a leaseholder of a flat in an adjacent property I have received a copy of your letter dated December 14,2000 and I am writing to express my objections to the above referenced proposed development.

In general, I am very concerned that any development of this sort should take place within the designated Queens Gate Conservation area and particularly in a historic mews area where I understand that all the properties are Grade 2 listed buildings. Additionally, as far as I can judge, the specific property in question – and others – has already been developed beyond its original character and I am concerned that a precedent may be set for yet further development of other properties in this conservation area if this proposal is approved.

*In particular*, I am most concerned that any increase in size of the existing building will intrude on our property, and in this regard, I understand that there will be some increase in the window size on the side facing our property as well as a slight movement of the windows from their present position toward our property. The close proximity of the development will result in a loss of privacy to my own and other flats, block daylight from our property and create particularly poor amenity for the flats in the basements of our own and neighbouring buildings.

I should be grateful if these comments - and others you may receive from residents in the immediate vicinity - will be fully taken into account in the consideration of this application. I am sending a copy of this letter to Mr. Simon Plowman, who I understand is the planning officer directly concerned with this application, as well as to our local councillor.

Yours sincerely,



I. D Macdonald



VIEW FROM MEWS



VIEW FROM TERRACE



VIEW FROM MEWS

PP 002837



VIEW FROM TERRACE

R.B.K. & C.  
TOWN PLANNING  
- 8 DEC 2000  
RECEIVED

REVISIONS		
NUMBER	9398 / 08	SCALE NTS
DATE	DEC 2000	
JOB	7 PETERSHAM PLACE	
TITLE	PHOTOGRAPHS	
CLIENT	PETERSHAM YOUNG LTD	

A R K

ARCHITECTS + DESIGNERS  
9 LAMINGTON STREET  
LONDON W6 0HU

TELEPHONE: 0181 563 7776  
FAX: 0181 563 7794



VIEW FROM MEWS



VIEW FROM TERRACE



VIEW FROM MEWS



VIEW FROM TERRACE

R.B.K. & C.  
TOWN PLANNING  
06 FEB 2001  
RECEIVED

PP/00/2837/A

ARK

ARCHITECTS + DESIGNERS  
9 LAMINGTON STREET  
LONDON W6 0HU

TELEPHONE: 0181 563 7776  
FAX: 0181 563 7784

REVISIONS		
NUMBER	9398 / 08	SCALE NTS
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JOB	7 PERSHAM PLACE	
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