

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Franklin Design Associates,
26 Kings Parade Mews,
Clifton,
Bristol,
BS8 2RE

APPLICATION NO: PP/00/02840

APPLICATION DATED: 08/12/2000

DATE ACKNOWLEDGED: 11 December 2000

APPLICATION COMPLETE: 11/12/2000

DATE TO BE DECIDED BY: 05/02/2001

SITE: 21 King's Road, London, SW3 4RP

PROPOSAL: Replacement of existing shop front including non-illuminated signage.

ADDRESSES TO BE CONSULTED

- 1.
2. ~~As PP/00/01786~~
- 3.
4. 19 + 23 Kings Rd
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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

(7)
BB
13/12

BB
13/12

BB
13/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 21, Kings Rd.

21 KINGS ROAD SW3

POLLING DISTRICT U

- PP002840
- 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						
14B									<input checked="" type="checkbox"/>	<input type="checkbox"/>						

<input checked="" type="checkbox"/>	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
<input type="checkbox"/>	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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

1. File Copy

2. The Occupier,
The Shop,
19 King's Road,
London SW3

3. The Occupier,
1st Floor,
19 King's Road,
London SW3

4. The Occupier,
2nd Floor,
19 King's Road,
London SW3

5. The Occupier,
3rd Floor,
19 King's Road,
London SW3

6. The Occupier,
The Shop,
23 King's Road,
London SW3

7. The Occupier,
The Offices,
23 King's Road,
London SW3

8. The Occupier,
The Basement Club,
23 King's Road,
London SW3

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: PP/00/02840/ALS
Room No:**

CODE A1

Date: 13 December 2000

DEVELOPMENT AT:

21 King's Road, London, SW3 4RP

DEVELOPMENT:

Replacement of existing shop front including non-illuminated signage.

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

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Chelsea-Hackney Line,
Network Capacity Planning,
London Underground Limited,
Commercial Directorate, 1st Floor,
30 The South Colonnade, London,
E14 5EU

Switchboard: 020-7937-5464
Direct Line: 020-7361-2085
Extension: 2085
Facsimilie: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 13 December 2000

My Ref: DPS/DCSE/PP/00/02840 Your ref: Please ask for: A. Salmon

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 21 King's Road, London, SW3 4RP

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 05/02/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and 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/PR/00/02840/ALS 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: 21 King's Road, London, SW3 4RP

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

Replacement of existing shop front including non-illuminated signage.

Applicant Ronit Zilkha, 15 Bentinck Mews, London, W1M 5FL

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/00/2840

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)

21 Kings Rd

S. side - in stone square

This is the shopfront

to gl of shop unit

pitaster kept

Central door + 2 side panels

v low stalliser

metal letters on white fascia

— one of 3 similar shop units

Go + see on site
c 2 PM
Tues 19th Dec

look like
stone enamel | → factory applied paint
PPC — ~~polyester powder coated~~
= polyester powder coated
— a plastic paint



RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address 21 Kings Road SW3	Appl. No. pp100/2840	L.B. -	C.A. 14B	N 44 C S ✓
Description New Shopfront		Code S		

Elegant proportions and high quality stainless steel frame proposed
 -all acceptable.

Not sure what a ppc fascia material is, providing its not
 perspex its likely to be acceptable. Clarify please

Approve, subject to above

SD 14/12/00

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 an application:

**KENSINGTON
AND CHELSEA**

- (a) for development of land in or adjacent to a Conservation Area.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

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/00/02840/ALS

Date: 22/12/2000

21 King's Road, London, SW3 4RP

Replacement of existing shop front including non-illuminated signage.

APPLICANT Ronit Zilkha,

bdland ALS
19/12
exp 9/1

Department Safeguarding Team

Ext/Dir: (020) 7308 4400
Fax: (020) 7308 4680
Our ref: HVR/SFGNEW22-SFG9904
Your ref: DPS/DCSE/PP/00/02840
Date: 20th December 2000



London Underground Limited
30 The South Colonnade
Canary Wharf
London E14 5EU
Telephone 020 7222-5600

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

*Case
offices*
ALS

Dear Sirs,

RE: 21 KING'S ROAD, LONDON SW3 4RP

Thank you for your letter dated 13th December 2000, requesting the views of the Chelsea-Hackney Line Project Team on the above application.

The application has been considered, and we wish to make no comment.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully

H.V. Robinson

pp **David J Taylor**
MANAGER, STATIONS & SAFEGUARDING

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	v	C	SW	SE	ENF	AO ACK
(96)		27 DEC 2000					
APPEALS				PLN	CON DES	FEES	

Ac

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

To: Chief Administrative Officer (Planning) Date: ^{12.} 11 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02840 /MINR
Applicant's Ref:
Application Date: 08/12/2000 Complete Date: 11/12/2000 Revised Date:
Applicant: Franklin Design Associates, 26 Kings Parade Mews, Clifton, Bristol,
BS8 2RE
Address: 21 King's Road, Chelsea, SW3 4RP

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- | | |
|---|--|
| Class (i) - 8th Schedule development | Class (vi) - listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class (iv) - amendments as required by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways Act 1980 |
| Class (v) - above classes after D.P. Committee agree | |

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

DESCRIPTION OF PROPOSED DEVELOPMENT

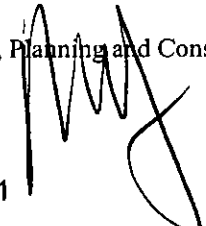
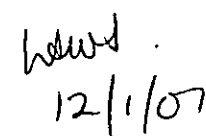
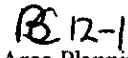
Installation of a new shop front including non-illuminated signage

DELEGATED APPROVAL
12 JAN 2001

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02840
Applicant's drawing(s) No. 2473/A2/06 rev A and 2473/A2/08 rev B

I hereby determine and grant/refuse this application (subject to ~~HMBC Direction/Historic Building authorisation~~) under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control ^{B 12-1} Area Planning Officer
  

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

1. I11
2. I21
3. I30
5. I46
4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD52, CD53 and CD63 . (I51)

DELEGATED REPORT

Address

21 Kings Road

Reference

PP/05/2840

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 A/Rand

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *MS*

Date

Agreed

BC/laws

12/1/07

1.0 THE SITE

21 King's Road is a ground floor shop unit set within a Victorian building on the south side of the street opposite the Peter Jones department store. The property is within the Sloane Square conservation area. The property is intended to be used as a retail shop as required under the section 106 agreement on planning permission reference PP/00/0027.

2.0 PLANNING CONSIDERATIONS

The relevant policies are CD52, CD53 and CD63.

The building has an original shop surround with pilasters and corbelling over the fascia. This fascia matches the height of the two adjoining shop units.

The proposed shopfront has a central door and two glazed panels, with a low stall riser and would be constructed in stainless steel. The design is considered to be acceptable and appropriate to the design of the building and would not harm the character or appearance of the conservation area.

The shop fascia which would have non illuminated stainless steel lettering on a white background remains at its existing depth. The background finish resembles stove enamel in appearance.

The entrance is level and the door width exceeds 1m, hence access for people with disabilities is considered to be acceptable.

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

3.0 CONSULTATION

Occupiers of 7 neighbouring properties have been notified of the proposal. London Underground Ltd have indicated that they have no comment to make on the proposal with regard to its effect on the safeguarding for the Chelsea-Hackney Line.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report by ALS

Approved by *ALS*

12/01/07