

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Jeffery W. George & Associates,
17 Shaftesbury Avenue,
London,
W1V 7RL

APPLICATION NO: PP/00/02842

APPLICATION DATED: 06/12/2000

DATE ACKNOWLEDGED: 11 December 2000

APPLICATION COMPLETE: 11/12/2000

DATE TO BE DECIDED BY: 05/02/2001

SITE: 7 The Little Boltons, London, SW109LJ

PROPOSAL: New dormer window to rear roof slope.

ADDRESSES TO BE CONSULTED

- 1. 507 (odds) The Little Boltons
2.
3.
4. 67-71 (odds) Harcourt Terrace
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

19

CONSULT STATUTORILY

- HBMC Listed Buildings
HBMC Setting of Buildings Grade I or II
HBMC Demolition in Conservation Area
Demolition Bodies
DoT Trunk Road - Increased traffic
DoT Westway etc.,
Neighbouring Local Authority
Strategic view authorities
Kensington Palace
Civil Aviation Authority (over 300')
Theatres Trust
The Environment Agency
Thames Water
Crossrail
LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
Setting of Listed Building
Works to Listed Building
Departure from UDP
Demolition in CA
"Major Development"
Environmental Assessment
No Site Notice Required
Notice Required other reason
Police
L.P.A.C
British Waterways
Environmental Health
GLA
Govt Office for London

OM 15/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 7 THE LITTLE BOLTONS

POLLING DISTRICT N

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002842 | 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		LSC	AI	SV	SNCI	REG 7	ART IV
								C	N						
12			✓											✓	✓

	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	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer
Buildings and their Flats

	67	Harcourt Terrace	SW109JP
Flat 1	67	Harcourt Terrace	SW109JP
Flat 2	67	Harcourt Terrace	SW109JP
Flat 3	67	Harcourt Terrace	SW109JP
Flat 4	67	Harcourt Terrace	SW109JP
Flat 5	67	Harcourt Terrace	SW109JP
Flat 6	67	Harcourt Terrace	SW109JP
	69	Harcourt Terrace	SW109JP
	69	Harcourt Terrace	SW109JP
Flat A	69	Harcourt Terrace	SW109JP
	71	Harcourt Terrace	SW109JP
Flat A	71	Harcourt Terrace	SW109JP
Flat B	71	Harcourt Terrace	SW109JP
Flat C	71	Harcourt Terrace	SW109JP
Flat D	71	Harcourt Terrace	SW109JP
Flat E	71	Harcourt Terrace	SW109JP
Garden Flat	71	Harcourt Terrace	SW109JP
	5	The Little Boltons	SW109LJ
	7	The Little Boltons	SW109LJ
1st/3rd Floor Flat	7	The Little Boltons	SW109LJ
Basement/ground	7	The Little Boltons	SW109LJ
	9	The Little Boltons	SW109LJ
2nd Floor Flat	9	The Little Boltons	SW109LJ
Basement Flat	9	The Little Boltons	SW109LJ
Ground/ 1st Floor	9	The Little Boltons	SW109LJ

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02842/HH

CODE A1

Room No:

Date: 15 December 2000

DEVELOPMENT AT:

7 The Little Boltons, London, SW109LJ

DEVELOPMENT:

New dormer window to rear roof slope.

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

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Date: 15 December 2000

FILE COPY

2079/2080

020-7361-2079/2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02842/HH

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 7 The Little Boltons, London, SW109LJ

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

New dormer window to rear roof slope.

Applicant Mr. Q. Dreesman, 7 The Little Boltons, London, S.W.10

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the **North of the Borough** can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council has received 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/00/02842/HH

Date: 22/12/2000

7 The Little Boltons, London, SW109LJ

New dormer window to rear roof slope.

APPLICANT Mr. Q. Dreesman,

Ballings
3/1/01
JW

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

Ae
DPL.

To: Chief Administrative Officer (Planning) Date: 17/25 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02842 /CHSE
Applicant's Ref:
Application Date: 06/12/2000 Complete Date: 11/12/2000 Revised Date:
Applicant: Jeffery W. George & Associates, 17 Shaftsbury Avenue, London,
W1V 7RL
Address: 7 The Little Boltons, London, SW109LJ *stet.*

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 (ix) - grant permission licence or no objection by T.P. Committee under S. 108 of the Highways Act |
| Class (v) - above classes after D.P. Committee agree | Class (ix) - grant permission licence or no objection by T.P. Committee under S. 108 of the Highways Act |
- Consent under T&CP Control of Advertisement Regulations 1984 in application for consent for Reg. 15 applications.

DELEGATED APPROVAL
26 JAN 2001

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of
New dormer window to rear roof slope, and two conservation roof lights in side roof slope.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No.PP/00/2842
1006/E01 and /P01

I hereby determine and ~~grant~~ refuse this application (subject to HBMC 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 Area Planning Officer

W 24.1.01

Went
24.01.01.

✓ 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. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**

Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **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 preserve and enhance the character and appearance of the Conservation Area. (R072)

- ~~4. **The rooflights hereby permitted shall be traditional conservation type.**~~

~~*Reason - To safeguard the appearance of the building.*~~

- 4 **The dormer window hereby approved shall be clad in lead, with timber framed double hung sash windows painted white and so maintained.**

Reason - To preserve and enhance the character and appearance of the Conservation Area.

INFORMATIVES

1. I09
2. I10
3. I21
4. I30
5. I31

6. 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 CD39, CD44, CD52 and CD53 (I51)

^

CD28, CD30, CD38

DELEGATED REPORT

Address 7 The Little Boltons

Reference PP/00/2842

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

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 Award

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

T.H.

Date

Agreed

Rt / vms

24/07/07

1.0 Planning Considerations

- 1.1 The main considerations in this case relate to the impact of the proposal upon the appearance of the building and on the character and appearance of the conservation area.
- 1.2 The relevant Policies are contained within the 'Conservation and Development' Chapter of the Unitary Development Plan. Policies CD39, CD44, CD52 and CD53 of the Unitary Development Plan are of particular relevance to this application.
- 1.3 It is proposed to replace an existing dormer window with recessed balcony in the rear roof slope and to install two conservation rooflights in the side roof slope. The proposed dormer window is of a traditional design with lead clad roof and side cheeks and timber sliding sash windows. It is proposed to increase the depth of the dormer window and this is in line with a number of similar developments in The Little Boltons, in particular No.11. The proposed roof lights are discreetly located and of a traditional 'conservation' design, flush with the side roof slope.
- 1.4 It is considered that the size and design of the proposal is in keeping with the architectural style of the building and would not cause harm to the character and appearance of the conservation area. It is therefore considered to be consistent with the Council's Policies contained within the Unitary Development Plan.

2.0 Public Consultation

- 2.1 Letters of notification were sent to 19 neighbouring properties in The Little Boltons and Harcourt Terrace.
- 2.2 No letters of objections have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION