

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Seyed- Ali Fatahi,
Basement Flat,
125 Ifield Road,
London,
SW10 9AR

APPLICATION NO: CL/00/02852

APPLICATION DATED: 24/11/2000

DATE ACKNOWLEDGED: 12 December 2000

APPLICATION COMPLETE: 12/12/2000

DATE TO BE DECIDED BY: 06/02/2001

SITE: Basement Flat, 125 Ifield Road, London, SW10 9AR
PROPOSAL: Use of the basement as a single residential flat unit. (Certificate of Lawful Existing Use or Development)

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 125 I FIELD ROAD
BASEMENT FLAT
125 I FIELD ROAD

POLLING DISTRICT NA

CL002852

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use		PSC	LSC	AI	SV	SNCI	REG 7	ART IV
								C	N							
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:

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

NOTICE OF A PLANNING APPLICATION

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

MEMORANDUM

TO: FOR FILE USE ONLY From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: CL/00/02852/MK CODE -SL
Room No:

Date: 15 December 2000

DEVELOPMENT AT:

Basement Flat, 125 Ifield Road, London, SW10 9AR

DEVELOPMENT:

Use of the basement as a single residential flat unit. (Certificate of Lawful Existing Use or Development)

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT
MATCHED CHECK CORRECT CODE IS ENTERED**

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)

PROPERTY DETAILS

INDEX NUMBER: 16, 9, 1, 12, 5
 ADDRESS: 125 IFFIELD ROAD
 SITE NAME: 112 FINDBROUUGH ROAD A 125

MAP NUMBER: 63
 INSPECTION DATE: 07 95
 BLOCK NUMBER: 12
 EASTING: 525778
 NORTHING: 177935

OCCUPANTS

CAPACITY DETAILS

HOUSES: MAISONNETTES/FLATS: CONVERSIONS: 4
 HOTEL BEDS: HOTEL ROOMS: HOSTEL BEDS:
 SHOPS: 1 NON-COVERED PARKING: COVERED PARKING:
 OFFICES:

NOTES/COMMENTS

FLOOR DETAILS

PERCENTAGE OF USE ON EACH FLOOR

BELOW	SUB BASEMENT	BASEMENT	GROUND FLOOR	1	2	3	4	5	6	7	8
		10.0	10.0	10.0	10.0	8.0					

CALCULATED FLOOR DETAILS

NET SITE AREA: 75
 GROUND FLOORSPACE: 75

USE DETAILS

PERCENTAGE OF USE ON EACH FLOOR

BELOW	SUB BASEMENT	BASEMENT	GROUND FLOOR	1	2	3	4	5	6	7	8
		10.0	10.0								
			100	100	100	100					

USES/CODES

	M/H	SUB	SURVEY CODE	U/C
LAUNDRETTE	892	00	566	566
AVL	892	00	56X	56X
RESIDENTIAL	910	00	R66	R77

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1994

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
Director of Planning Services



KENSINGTON AND CHELSEA

Seyed - Ali Fatahi
Basement flat,
125 Ifield Road,
London,
SW10 9AR.

Switchboard: 0171-937 5464
Direct Line: 0171-361
Facsimile: 0171-361 3463

My reference: DPS/PA/ CL/00/2852/coth.
Your reference: Please ask for:

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED - SECTION 191

Basement flat, 125 Ifield Road, London SW10.

I refer to your application dated 24/11/2000, ^{Completed 12/12/2000} for a Certificate of Lawful Existing Use or Development in respect of the above mentioned premises.

I hereby give notice that this Council refuses the Certificate for the development described in the First Schedule below, for the reasons set out in the Second Schedule below.

Right of Appeal

If the applicant is aggrieved by this decision he/she may appeal to the Secretary of State for the Environment under Section 195 of the above Act. Appeal forms may be obtained from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ.

First schedule

SECOND SCHEDULE

(2)

DELEGATED
[Redacted]
6 FEB 2001
REFUSAL.

Submitted drawing(s) No(s) _____ and applicant's drawing(s) No(s) _____

Yours faithfully,

Executive Director, Planning and Conservation

DELEGATED REPORT

CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

AE

Address Basement Flat
125 Ifield Road
Kensington
London SW10

Reference CH/00/2852
Conservation Area YES (12)
Listed Building Yes/No

Existing Use Operations Failure to Comply

Description of Use/Development For Which Certificate Sought (as application) The use of the basement area as a one bedroom flat, for more than 4 years.

Subsisting? Yes/No

Grounds for Application

- Operations substantially completed more than 4 years ago
- Use as single dwelling for more than 4 years
- Other use for more than 10 years
- Failure to comply with condition/limitation more than 10 yrs
- Other (specify)

ANALYSIS

EVIDENCE SUBMITTED

1. Council Tax Adjustment Notice issued 12 May 1993 to the Basement Flat - Front, ^{125 Ifield Road, SW10.} The notice was for the period April 1993 to March 1994.
2. A bill issued by Thames Water Utilities, dated 13 March 1995. The property address given as: Basement Floor Rear, 125 Ifield Road, SW10.
3. Water service charge document issued by Thames Water Customer Services, dated 6 September 1996. The property address is: Basement Floor Rear, 125 Ifield Road, SW10.
4. Lower ground floor plan dated July 1992. The plan indicates a one bedroom flat to the rear of the property fronting Finborough Road. The front of the property fronting Ifield Road, at basement level, contains; store, water tank, boiler room and covered patio. There is a hallway and staircase ^{up} to ground floor level, located halfway along the western elevation to the basement flat.

EVIDENCE TO THE CONTRARY

1. The Council's Land Use Record Cards for July 1995 indicate a launderette on ground floor with ancillary use in the basement and flats above. The address for the property is 125 Ifield Road and site name known as; 112 Finborough Road (upper floors).

CONCLUSION: ~~UNLAWFUL~~ / NOT PROVEN

RBKC hereby certify that on the date of application the following use/operations/matter (if different from application - full description required):

As Application

in respect of the following land (address to appear on certificate-if different from application):

Basement Flat, 125 Iffield Road, Kensington SW10

as edged black on the attached plan and shown on the following Drawing Numbers (to appear on certificate):

was ~~LAWFUL~~/NOT LAWFUL* for the following reasons (to appear on certificate-refusals and grants):

② From the evidence submitted and the Council's records, it is considered that there is insufficient evidence to prove that the basement has been in use as a one bedroom self-contained flat for more than 4 years prior to the date of the application.

INFORMATIVES (*delete if inappropriate)

- *1. The use/operations/matter or the land for which this Certificate has been issued has been modified from the description(s) given in the application for the following reasons:

(Rights of appeal to be attached)

OTHER INFORMATIVES (if any)

Report By Maera Kingston Date 29.1.2001 Agreed

[Signature]

[Signature] 30.1.01

Basement, 125 Ifield Road, Kensington, SW10

CL/00/2852

2. Records for the Electoral Register for the period 1995 - 2000 have no entry for the property address, No. 125 Ifield Road. The property entry for No. 112 Finborough Road, for the period 1995 - 2000 shows three flats at ground, first and second floors.
3. Business Rates have confirmed (on the 18 January 2001) that over the last 4 years the basement has been rated as; front basement flat and rear basement workshop ancillary to the launderette/dry cleaners at ground floor, No. 125 Ifield Road.
4. The current Land Charges Property records indicate a flat to the front of the basement at No. 125 Ifield Road, with workshop and premises to the basement rear (to Finborough Road).
5. In conclusion, from the documentation submitted by the applicant and the Council's records there is insufficient evidence to prove that the basement to No. 125 Ifield Road, has been in use as a residential flat.

Property Reference : 01485310
 Description Code : 251 Flat Basement Front
 Unit Description : Flat Basement Front
 Property Name :
 House Number : 125
 Street Name : Ifield Road
 Post Code : SW10 9AR
 Polling District : NA Ward: Redcliffe

THE ROYAL
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KENSINGTON
AND CHELSEA

Listed Building : N
 Conservation Area :

Enter-PF1---PF2---PF3---PF4---PF5---PF6---PF7---PF8---PF9---PF10--PF11--PF12---
 Help Quit Jump Mainm

18/1/01

1. Business Rates confirmed that over last 4 years the basement has been rated as front basement flat and rear basement workshop auxiliary to groundfloor launderette / dry cleaners at 125 Ifield Road.

18/1/01

2. Electoral Register:
 No property entry for No. 125 Ifield Road, during period 1995 - 2000.
 Property entry for 112 Finborough Road comprises 3 flats on upper floors during period 1995-2000.



GROUND FLOOR, 125 IFFIELD ROAD, SW10