

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Neale & Norden Architects,
17 Dartmouth Park Avenue,
London,
NW5 1JL

*MANUAL
MINR*

APPLICATION NO: PP/00/02831

APPLICATION DATED: 05/12/2000

DATE ACKNOWLEDGED: 8 December 2000

APPLICATION COMPLETE: 08/12/2000

DATE TO BE DECIDED BY: 02/02/2001

SITE: 97 Golborne Road, London, W10 5NL

PROPOSAL: Retention of basement shop use. Formation of WC. Retention of ground floor shop and formation of WC. Formation of ground floor rear extension. Formation of first floor rear extension kitchen.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

See AS PP/00/01018

14

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~~

*S/L
✓
12/12/2000*

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 97, Golborne Rd.

97 GOLBORNE ROAD.

POLLING DISTRICT BA.

PP002831

- | | | | |
|-----|--|--------|--|
| 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							
								✓			✓						

	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: PP/00/02831/SW

CODE: SL

Room No:

Date: 12 December 2000

DEVELOPMENT AT:

97 Golborne Road, London, W10 5NL

DEVELOPMENT:

Retention of basement shop use. Formation of WC. Retention of ground floor shop and formation of WC. Formation of ground floor rear extension. Formation of first floor rear extension kitchen.

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**

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

THE OCCUPIER
FILE COPY

020-7361- 3643

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile:

Date: 12 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02831/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 97 Golborne Road, London, W10 5NL

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

Retention of basement shop use. Formation of WC. Retention of ground floor shop and formation of WC. Formation of ground floor rear extension. Formation of first floor rear extension kitchen.

Applicant Mr. A. Wynbourne, 5 Gayton Crescent, London, N.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 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

MESSAGE FORM

To Sarah

WHILE YOU WERE OUT

M Nick Landau

of

Tel. No 7485 1054 / 0831 404720

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input checked="" type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL RING YOU	<input type="checkbox"/>
URGENT	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>

re 97 Coldbourne Rd.

Message

↳ He will fax info re how it relates to ~~light~~ NO 95's extension

Signed Fiona

Date 18/1 Time 11:15

① low floor projection to
match no 95?

② what is height of
lightwell upill? ✓

Fax

Please deliver immediately to: Mrs. S Wilden

of: RBKC

Fax number: 7361 3463

Voice number: 7361 2082

Fax received from: NICK NORDEN

of: NEALE + NORDEN

Fax number: 0207 813 4223

Voice number: 0207 485 1054

Date: 19/01/95

Time: 13:37:46

Number of Pages: 3

Subject: 97 Goldborne Rd

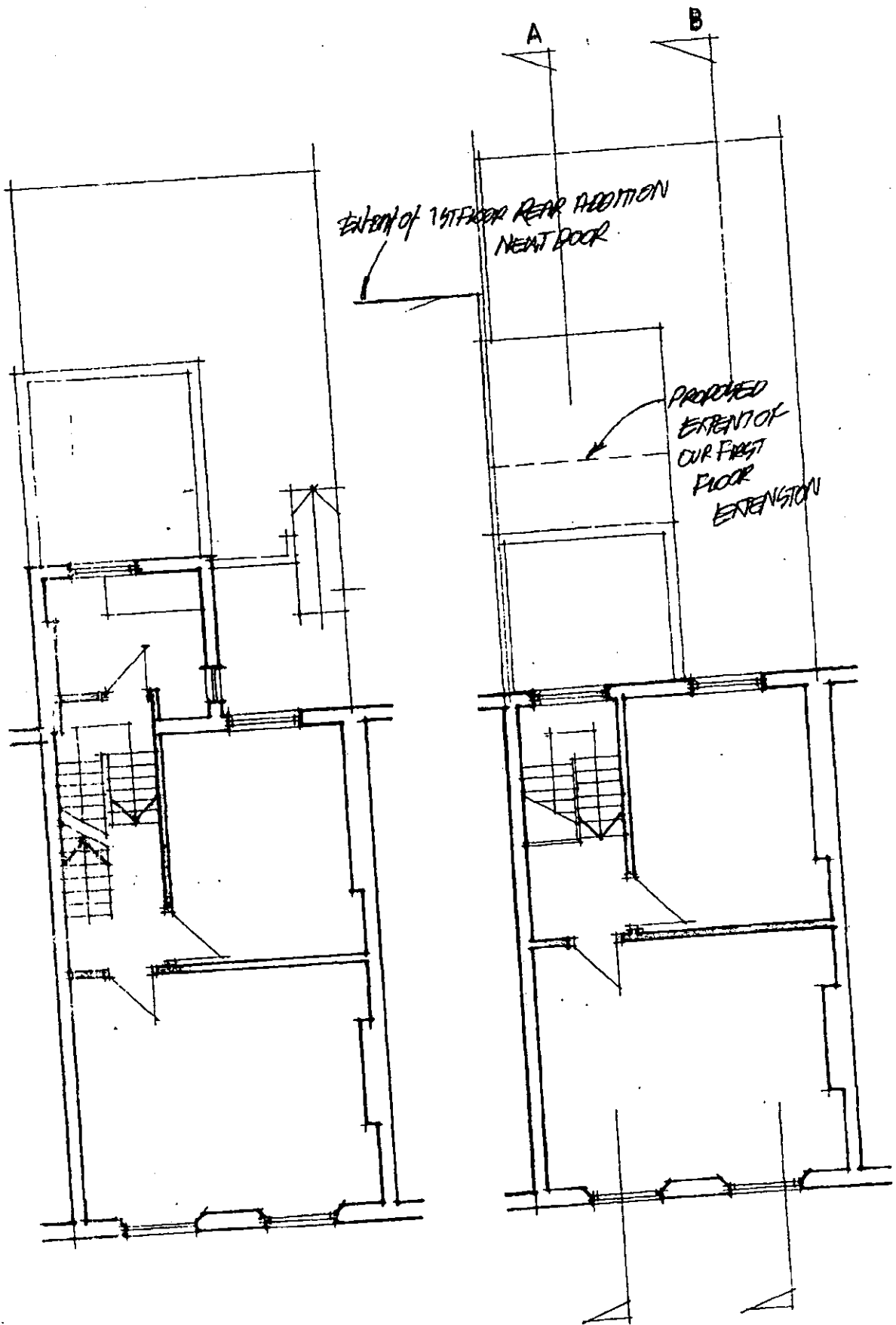
Message:

Your Ref: DPS/DCN/ PP/00/02831

Re our conversation yesterday concerning the existing rear addition next door. Yes it goes out further than we are proposing at first floor level. See enclosed photo and quick sketches.

Nick Norden.





FIRST

SECOND

97 GOLDBORNE ROAD.

97

97 GOLDBORNE ROAD.

EXTENSION ON 97
NOT GOING AS FAR AS
EX APPROX 4M LONG.
APPROX
97

NEXT DOOR EXTENSION



97 Colborne Rd

Rear extension decisions in vicinity.

- 95 96/1559 PP Retention rear addition + extract duct
- 93 83/0765 PP conversion 1st + 2nd floors \Rightarrow 2 flats
& 2nd floor rear extⁿ.
 \hookrightarrow ~~1st~~ projection as exg shown as 6.1m.
- 91 84/0556 PD 2nd floor rear extⁿ.
 \hookrightarrow ~~1st~~ projection as exg shown as 6.9m.

Proposed extension at first floor would increase back addition to 4-8 m. projection, ie still less than at No 91, 93 + 95 which are between 6m & 7m projection.

GF extension - precedents exist at 91, 93, 95 for extensions right up to back boundary \therefore no objection to GF extension

Effects upon light to neighbours.

No 95 - no adverse effect upon GF shop, where yard is already infilled at GF level.

First floor unlikely to be significantly worsened given relative height of window

in main wall to enlarged extension. Windows in flank of rear extension appear to comply with 22.5°
No 99 - no significant effect likely upon GF shop or 1st floor

No 88 Bevington Road - rear windows are above GF level & would retain adequate light over the proposed extension.

DPI

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

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: ^{stet} 23 January 2001

Our Ref: PP/00/02831 /MINR

Applicant's Ref: 274

Application Date: 05/12/2000 Complete Date: 08/12/2000 *Revised Date*

Applicant: Neale & Norden Architects, 17 Dartmouth Park Avenue, London,
NW5 1JL

Address: 97 Golborne Road, London, W10 5NL

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 (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- 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 (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 (x) - Crossover under S. 108 of the Highways Act 1980

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of basement, ground and first floor rear extensions.

RECOMMENDED DECISION Grant planning permission

**DELEGATED
APPROVAL
24 JAN 2001**

RBK&C drawing(s) No. PP/00/02831
Applicant's drawing(s) No.01, 02, 03A, 04A, 05, 06, 07A, 08A and 09A.

I hereby determine and grant this application 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

[Signature] *[Signature]* *[Signature]*

PP/00/02831: 1 *ndws 23/01/01.* *23/01/01*

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 ensure a satisfactory standard of external appearance. (R071)
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)
4. **The windows to the rear extension shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
5. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the levels of the roofs hereby approved. (C077)**
Reason - To safeguard the appearance of the building ~~and~~ area. (R077)
6. **The roofs of the extensions hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**
Reason - To protect the privacy and amenity of neighbouring property (R080)
7. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

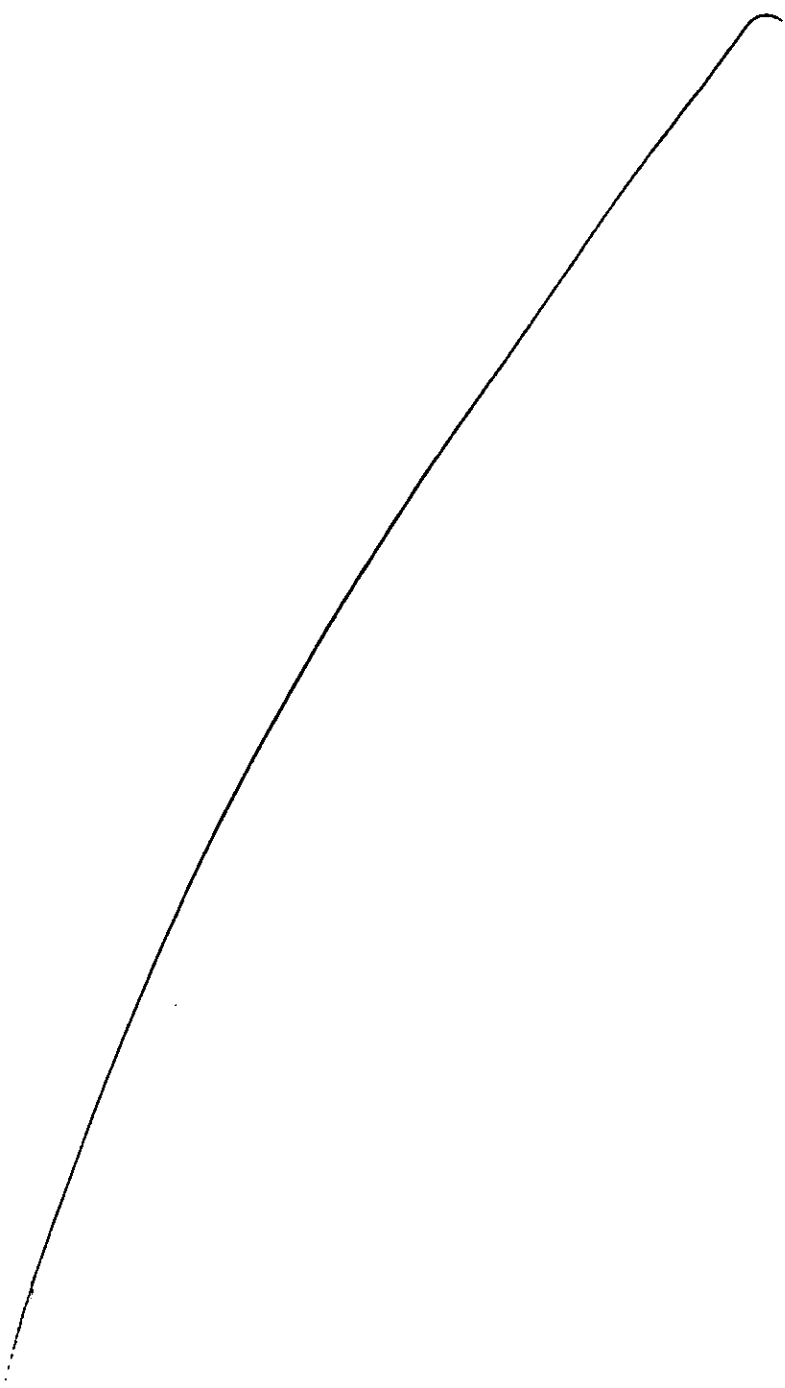
INFORMATIVES

- 1. I09
- 2. I10
- 3. I21
- 4. I30
- 5. I43
- 6. ISI

↑ Policies
--- ED 25, 28, 30, 41,
and UDP Proposed Alterations ED 30a,
|
unfull please.
|
Policy

See hard copy.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION



DELEGATED REPORT

Address

97 Gelsborne Road, W10

Reference PP 00 02831

Conservation Area No

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

1 Storeys at first floor to allow replanning of existing mansette

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other _____

Shopfront

Non-Residential Extension

minor light well in fill at basement and ground floor and rear ground floor extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

continued

D4/51(a)

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing Terraced B+GF shop with 1st + 2nd floor self contained maisonette. Part with B,G + 1st floor rear extension.

Issues/Policy/Precedent/Conditions/Third Schedule

Issues in this case are effects upon
 (1) visual amenity of building and terrace
 (2) light / sense of enclosure / privacy to neighbours.

Relevant UDP Policies are CD 25, CD 28, CD 30, CD 41, UDP PA CD 30a.

The proposed lightwell infill would be very minor and unobtrusive. The ground floor extension would be smaller than the extensive rear yard infills and extensions at No 91, 93 and 95. There are deep first floor rear extensions at No 91, 93, 95, larger than proposed at No 97. In this context the proposed extensions to No 97 would be in keeping with the surroundings and consistent with relevant policies.

The proposed extensions are not considered to adversely affect neighbours' light or sense of enclosure. The new glazing to the ground floor shop extension would be overlooked by the higher windows in the rear 1st and 2nd floors of No 88 Berrington Road which are close to No 97's side boundary, but the proposed development would not itself cause undue overlooking and it would not be appropriate to require obscured glazing in the new extension. Therefore, the development is considered to comply with relevant policies.

Standards

		satisfactory
Light		<input checked="" type="checkbox"/>
Privacy		<input checked="" type="checkbox"/>
Room Sizes	N/A	<input type="checkbox"/>
Parking	N/A	<input type="checkbox"/>
Trees	N/A	<input type="checkbox"/>

HBMC

Direction/Obs.

Obs. Rec'd	N/A	<input type="checkbox"/>
Direction Rec'd		<input type="checkbox"/>
Consultation Expired		<input type="checkbox"/>

GRANT/APPROVE

subject to conditions

Informatives

Report by SW

Date 23/1/01

Agreed



23/01/01

HW 23.01.01.

● 97 Golborne Rd

Use of 1st + 2nd floors

Site inspection in June 2000 :-

Layout is of a self contained 2 bed maisonette. However, gate locks on the bedroom & living room doors indicate that it had been let as rooms sharing the kitchen and bathroom.

Rates Records :-

Rooms 1st + 2nd floors - until 1990 ⇒ Community Charge.

Current Council Tax description? - one unit Band E

Land use survey 1993 :- 1 dwelling

No TP History indicating use as h.m.o.

Environmental Health :-

No records of HMO,

Property Reference : 01948648
Description Code : 245 Flat
Unit Description : 1ST FLOOR
Property Name :
House Number : 97
Street Name : Golborne Road
Post Code : W10 5NL
Polling District : BA Ward: Golborne

Listed Building : N
Conservation Area :

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

- Enquire On A Property -

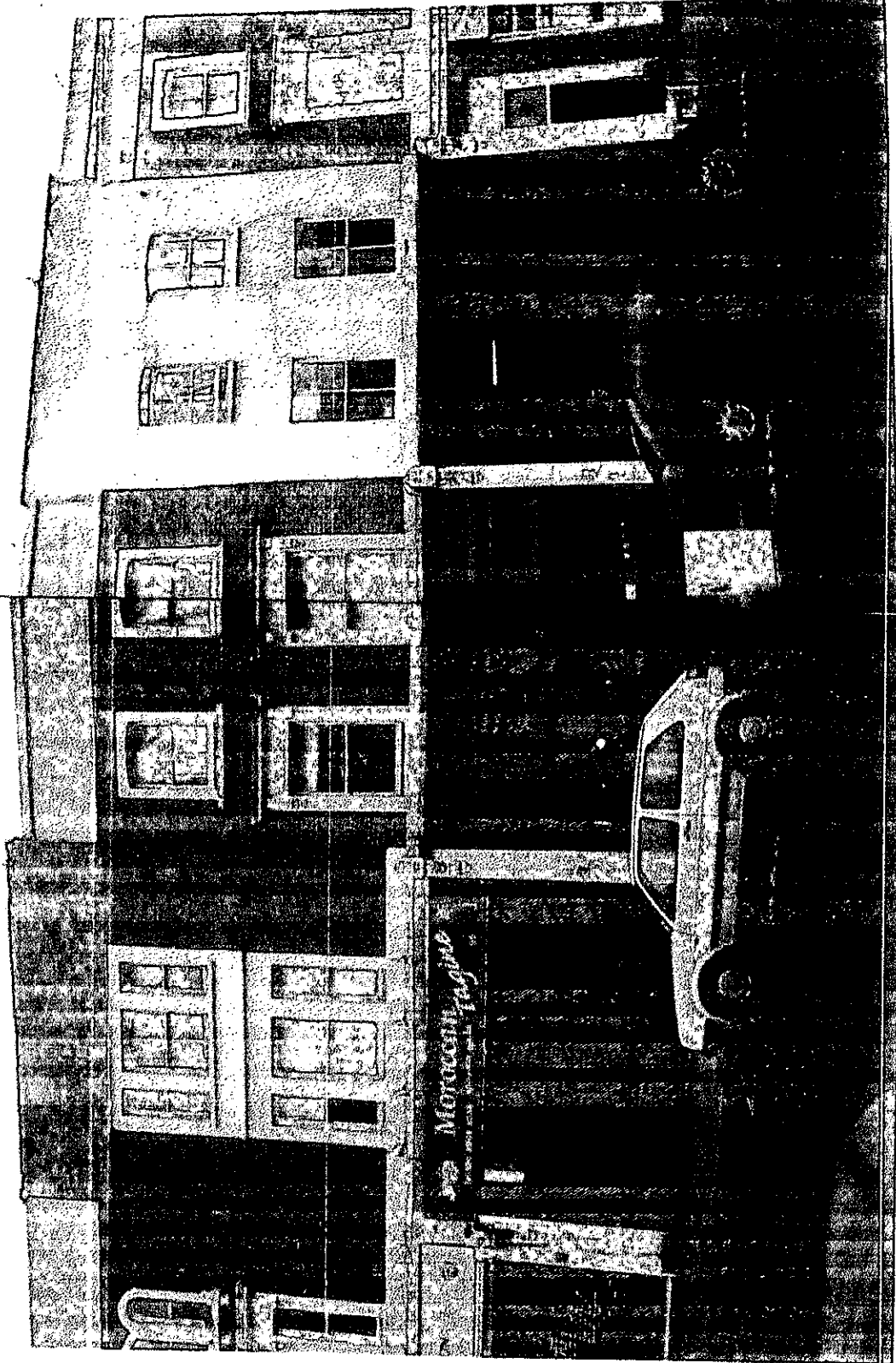
Property Reference : 00726690
 Unit Description :
 Property Name :
 House Number : 97
 Street Name : Golborne Road
 Post Code : W10 5NL
 Polling District : BA Ward: Golborne Admin. Area: 2

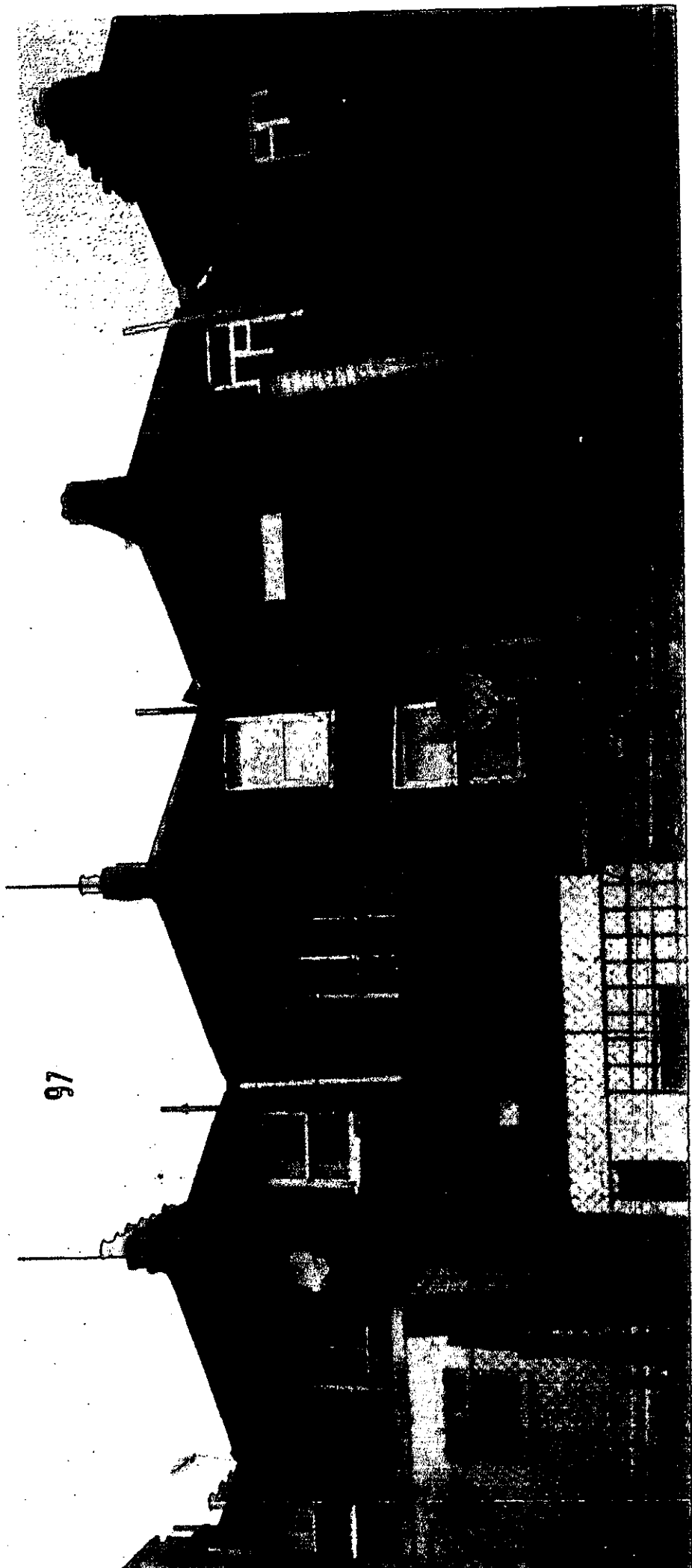
Liability Start : 01/04/1993 CT Last Mod: CTPEU1B 05/01/2001 21:05
 Band 1/4/1993 : E Last Mod: CGSNP 22/05/1997 12:20
 Current Band : E From : 01/04/1993
 Band Appeal : Start: End:
 Exemption : CB Start: 01/01/2001 End:

Owner Code :
 Garden Ref(s):

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

97





PP002831

PP002831

97

<p>R.B.K. & C. TOWN PLANNING</p> <p>- 8 DEC 2000</p> <p>RECEIVED</p>
--

off BEVINGTON
RD.

GOLBORNE ROAD



