

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

MIND

APPLICANT:

Andrews Downie & Partners,
6 Addison Avenue,
London,
W11 4QR

APPLICATION NO: PP/00/02794

APPLICATION DATED: 04/12/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 4, 6, 8 and 10 Addison Avenue, London, W11 4QR

PROPOSAL: 1. Formation of true mansard to 4-10 Addison Avenue over existing. 2. Rear extensions to Nos. 4, 6 and 8 Addison Avenue. 3. Amendments to design of rear extension and rear elevation of No. 10 previously granted (PP/99/01881). 4. Alterations to south elevation to No. 4. 5. Alterations to rear elevation of No. 4, 6, and 8. 6. Change of use to C3 (2 houses) on Nos. 6 and 8 Addison Avenue.

ADDRESSES TO BE CONSULTED

1. 168, 170 HOLLAND PARK AVE
- 2.
3. 1 - 16 (CONSEC) ADDISON AVE.
4. (excluding 15)
- 5.
6. NORLAND PLACE SCHOOL 162-166 HOLLAND PARK AVE
- 7.
8. 1 TAVERNERS' CLOSE
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

+ any further
objection to
PP/99/1881

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

✓
✓
CT
11/12/2000

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS ~~4-10 ADDISON AVENUE~~
4, 6, 8 & 10 ADDISON AVENUE

POLLING DISTRICT F
PP002794

- | | | | |
|-----|--|--------|--|
| 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							
2								✓									

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:

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
file
file

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361-2079/2080
Facsimile: 020-7361-3643
Date: 8 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02794/SW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 4, 6, 8 and 10 Addison Avenue, London, W11 4QR

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

1. Formation of true mansard to 4-10 Addison Avenue over existing. 2. Rear extensions to Nos. 4, 6 and 8 Addison Avenue. 3. Amendments to design of rear extension and rear elevation of No. 10 previously granted (PP/99/01881). 4. Alterations to south elevation to No. 4. 5. Alterations to rear elevation of No. 4, 6, and 8. 6. Change of use to C3 (2 houses) on Nos. 6 and 8 Addison Avenue.

Applicant Mr. G. Douglas, D. Downie & Farley Property Co. Ltd. 4 Addison Avenue, 6 and 8 Addison Avenue and PO Box 659, Turtola, BV1, respectively

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

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02794/SW

CODE A1

Room No:

Date: 11 December 2000

DEVELOPMENT AT:

4, 6, 8 and 10 Addison Avenue, London, W11 4QR

DEVELOPMENT:

Formation of true mansard to 4-10 Addison Avenue over existing; rear extensions to Nos. 4, 6 & 8 Addison Avenue; amendments to design of rear extension & rear elevation of No.10 previously granted (PP/99/01881); alterations to south elevation to No.4; alterations to rear elevation of No.4, 6, & 8; change of use to C3 (2 houses) on Nos. 6 & 8 Addison Avenue.

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

4, 6, 8, 10 Addison Ave

Roof alt. :-

Frank slope to No 4 looks odd. Knuckle point
+ shallower top slope more conventional.
Odd treatment at rear.

Check site re visibility / light / privacy at rear
+ to neighbours.

Site:	4-10 Addison Ave.	File reference:	PP/00/2794
Subject:		Site <input checked="" type="checkbox"/>	Office <input checked="" type="checkbox"/>
R.B.K. & C Planning Services		Date: 19.12.00	
NOTES OF MEETING <i>on site</i>			
Officers	Applicant/Agent/Resident		
SW NC	Mr McLeod. (ADP + Ms French (school))		
Names of persons attending:	Matters discussed:		
<p>Inspected premises, inc. from rear. Problems re bulk + design May be problems re light to residential 1/0 no 168 Holland Plu Ave + proximity to school hall (no 162-166) tho' the latter less problematic. Photos of rear would be helpful. Mr M. to arrange. Letter to go out, following design of Noted that no no 10's largely screened by 2 story building at end of rear garden of 162-166 NB assess use.</p>			

Signatures:

①Pe ②SW

JOHN WILCOX & CO

ESTATE AGENTS & VALUERS

13 ADDISON AVENUE
HOLLAND PARK
LONDON W11 4QS
TEL: 020-7602 2352
FAX: 020-7603 1217

John A. Wilcox FNAEA
G. J. Wilcox

Your Ref
Our Ref **JAW/tt**
Date **14 December 2000**

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

✓ 19/12/2000

Dear Sir,

4, 6, 8 & 10, ADDISON AVENUE, LONDON, W.11. - REF: DPS/DCN/PP/00/02794/SW

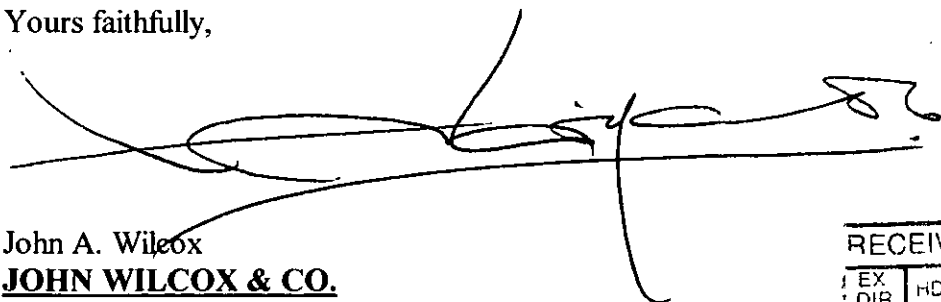
Many thanks indeed for your communication dated 8th January and for the information contained therein.

The above premises which were the old 'Model Engineering' building some two decades ago, therefore industrial property, have over the past years been used for shops and offices - hence change of use to residential is a distinct departure.

As a 'commercial' occupant/rate payer within the same environment, it would be interesting to be kept involved with all developments on the proposed planning, and at the same time be advised of any proposed changes to the front (western) elevations which are, at the present time, most attractive - although may not be as practical given that these premises were changed to residential houses, as indicated.

Perhaps, therefore, you will be so kind as to advise if any drawings are available of the western elevation, which is not mentioned in the aforesaid note.

Yours faithfully,



John A. Wilcox
JOHN WILCOX & CO.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	/	SW	SE	ENF	AO ACK	
19 DEC 2000						75	
APPLS			FWD FLN	CON DES	FEES		

11



XXI/AD

Design Surgery

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 10 Addison Av.	Appl. No. 10/2794	L.B.	C.A. ✓2	N
Description Roof alterations & rear extensions	Code	AS	GA	

Following extensive discussions with the applicant he should already be aware of our view, that the only acceptable roof alteration would be to create a true mansard rather than a flat top as currently existing. The existing front and side roof lines should remain as existing and the new top should have a shallow pitch, hardly visible from the street. Increasing the bulk of the roof as proposed to the side is not acceptable, the existing lines of the hip return should be maintained and the new roof above should have a shallow hip with a pitch similar to the front, no dormer is acceptable to the side.

Although the front of this building stills appears as separate units, it functions as a single large unit above ground level and from the rear it appears to be a single unit. This being the case, the approved extensions at number 10 do not set a precedent for extensions across the rest of the building. Number 10 is particularly well screened and the extensions there will have a minimal effect upon the Conservation Area, whereas the extensions as now proposed would effect many private views.

The large areas of glass as proposed would dominate the rear elevations in an unacceptable way. The large dormer windows are too bulky, they would dominate the roof.

The solid rear additions are of a height which would appear dominant, some kind of solid extensions may be acceptable in principle, but they should appear as traditional closet wings subordinate in height to the eaves of the main building.

This is a clear refusal.

N-J-C 20.12.00

20 December 2000

~~21/12~~
21/12

① Ash
② SW

Ref: Planning Application DPS/DCN/PP/00/02794/SW

Dear Mrs Wilden

I write with reference to the above application for nos 4, 6, 8, 10 Addison Avenue, London W11.

I confirm that I would like to make a representation to you about this application detailing objections and concerns that I have. This will be with you shortly.

Yours sincerely
Walter Jewels

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	<input checked="" type="checkbox"/>	C	SW	SE	ENF	AO ACK
①		21 DEC 2000					
IO	REC	SP	FWD PLN	CON DES	FEES		

168 Holland Park Avenue
London W11 4UH

0207 603 6856

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. D. Downie,
Andrews Downie and Partners,
6 Addison Avenue,
London W11 4QR

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7937 2082
Facsimile: 020 7937 3463
Web: www.rbkc.gov.uk



**KENSINGTON
AND CHELSEA**

08 January 2001

My reference: DPS/DCN/SW/
PP/00/2794

Your reference:

Please ask for: Mrs. S. Wilden

Dear Sir,

Town and Country Planning Act 1990
4-10 Addison Avenue, London W11

I refer to your planning application in respect of the above premises.

It is my opinion that the proposed development is unlikely to be acceptable to the Council because it would result in an excessively bulky top storey and rear extensions and elements of the detailed design, in particular the extensive glazing, are considered inappropriate in this conservation area location. In addition, it would appear that the increased bulk on the flank elevation of No. 4 would infringe light and create an unwelcome sense of enclosure affecting adjoining premises in Holland Park Avenue.

Should you wish to propose amendments to overcome these objections, please contact my assistant Mrs. Wilden within 7 days of the date of this letter.

Yours faithfully,

D. Taylor,
Area Planning Officer,
for the Executive Director,
Planning and Conservation.

B

020 7602 8480

MESSAGE FORM

To 8W

WHILE YOU WERE OUT

M R. Downey

of _____

Tel. No. 0207 602 7701

CALLED TO SEE YOU	<input type="checkbox"/>	PLEASE RING	<input checked="" type="checkbox"/>
TELEPHONED	<input checked="" type="checkbox"/>	PLEASE VISIT	<input 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 4/2 - 10 Addison Av.

Message (letter)

Wants to arrange meeting - phone in the afternoon.

Signed _____

Date _____ Time message left 12/1

Site: 2-10 Addison Ave.	File reference: PP/00/2794.
Subject: Extensions / Alterations	Site <input type="checkbox"/> Office <input checked="" type="checkbox"/>
R.B.K. & C Planning Services	Date: 16.1.01

NOTES OF MEETING

Names of persons attending:

Officers

SW
NJC

Applicant/Agent/Resident

Mr Dannie

Matters discussed:

Problems with design of proposed level.

The mansard on top of existing roof addition would be acceptable.

The scheme goes well beyond that.

"Closer wing" extensions ie part under solid up to existing eaves could be ok.

Can build up ~~to~~ rear brickwork to same height as lower part of brickwork on flank.

Lower dormers. Omit glazing expanses.

Omit terraces.

Do not raise / add dormer to side because of light / sense of enclosure.

Exg appln to be withdrawn.

New appln to follow once design agreed.

Signatures:

Andrews Downie and Partners Architects

6 Addison Avenue
Holland Park
London W11 4QR
Telephone
020 7602 7701
Facsimile
020 7602 2480

Email
mail@
adpartners.net

BY POST & FACSIMILE: 020 7361 3463
The Royal Borough of Kensington & Chelsea,
Town Hall,
Hornton Street,
London W8 7NX.

17th January, 2001

For the attention of Sarah Wilden

Dear Ms. Wilden,

4-10 ADDISON AVENUE, W11

Further to our meeting regarding the above, I would be grateful if you will
WITHDRAW the above application.

Yours sincerely,



DONALD DOWNIE

Partners

Donald Downie
MSc ARCH RIBA ARIAS

Charles Dorin
MA DIPARCH RIBA

Stanley Haines
BSc(Hons) ARCH RIBA

Associates

Alastair MacLeod
BA(Hons) DipArch RIBA

Edward Stronell
BA(Hons) ARCH RIBA

Consultant

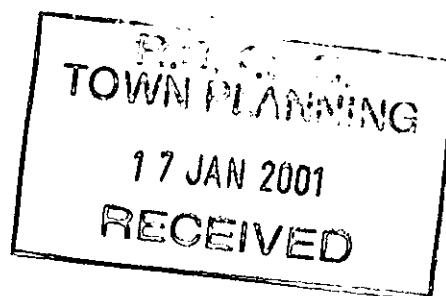
Pierre Lagesse
MA DipArch RIBA MA AIA

Associated Offices

France

Mauritius

Sweden



FILE

THE ROYAL BOROUGH OF

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 have 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 Ladbrooke 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/00/02794/SW

Date: 15/12/2000

4, 6, 8 and 10 Addison Avenue, London, W11 4QR

Formation of true mansard to 4-10 Addison Avenue over existing; rear extensions to Nos. 4, 6 & 8 Addison Avenue; amendments to design of rear extension & rear elevation of No. 10 previously granted (PP/99/01881); alterations to south elevation to No. 4; alterations to rear elevation of No. 4, 6, & 8; change of use to C3 (2 houses) on Nos. 6 & 8 Addison Avenue.

APPLICANT Mr. G. Douglas, D. Downie & Farley Property Co. Ltd.

su

post 19/12