

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Ms. Victoria Perry,
Victoria Perry Architects,
20-22 Rosebery Avenue,
London,
EC1R 4SX

CMSE

APPLICATION NO: PP/00/02795

APPLICATION DATED: 27/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 37 Ladbroke Square, London, W11 3NB

PROPOSAL: Construction of new ground floor and basement garden rooms to rear of existing terraced house. Construction of new sash window to second floor landing.

ADDRESSES TO BE CONSULTED

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

As PP/99/02530

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

CT
11/12/2000

DEVELOPMENT CONTROL TECHNICAL INFORMATION



ADDRESS 37 LADBROKE SQUARE

37 LADBROKE SQUARE

W11.

POLLING DISTRICT GA

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002795 | 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							
3																✓	✓

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

020-7361- 3643

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080

Facsimile:
Date: 8 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02795/CT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 37 Ladbroke Square, London, W11 3NB

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

Construction of new ground floor and basement garden rooms to rear of existing terraced house. Construction of new sash window to second floor landing.

Applicant Mr. Peter Wheeler, C/o Goldman Sachs, Peterborough Court, Fleet Street, London,

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/00/02795/CT

CODE A1

Room No:

Date: 11 December 2000

DEVELOPMENT AT:

37 Ladbrooke Square, London, W11 3NB

DEVELOPMENT:

Construction of new ground floor and basement garden rooms to rear of existing terraced house. Construction of new sash window to second floor landing.

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

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
<i>[highlight one or all]</i> | (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)



7/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 37 Leadbroke St.	Appl. No. 00/2795	L.B.	C.A. 3	N? CS
Description Near extension	Code	X		

Modernist treatment for clerestory window unweave
 although it appears to be an altered area already.
 NB will need to see if the additional work
 is achievable by making a site visit

NJC 14. 12.00.

PP / 99 / 2530

Mel

MC

Batic

Studio 136 Architecture
326 Portobello Road
London W10 5RU
Tel 0208 960 5142
Fax 0208 964 8050

This would need PP
dh ~~extension~~ extension to lightwell
un likely to be acceptable

TO: Melanie Charalambous
COMPANY: Chelsea and Kensington
FAX: 0207 361 2224 3463
COPIED : Sofia Liakakou 0207 491 7593 8963
SUBJECT: 37 Ladbroke Square
PAGES: 3

R.B.K.&C.
TOWN PLANNING
-2 AUG 2000
RECEIVED

1 August 2000

Dear Melanie

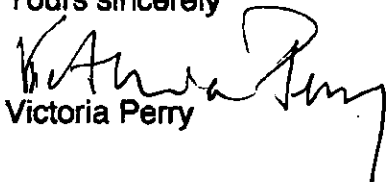
37 Ladbroke Square

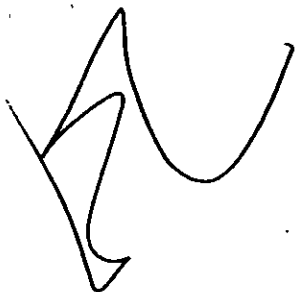
Following our earlier conversation I am enclosing sketches of proposed amendments to the planning consent received for the above property earlier this year.

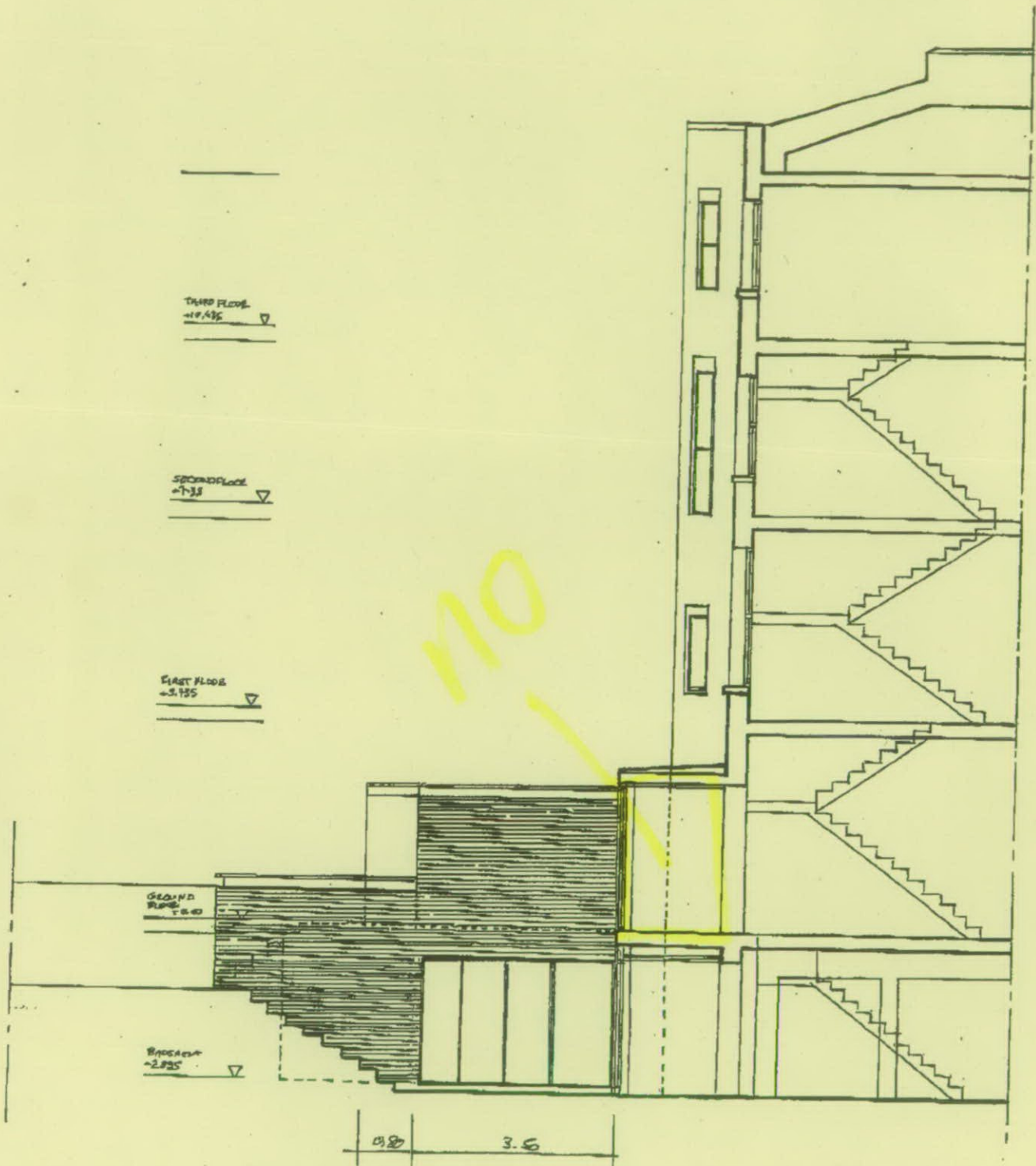
They indicate a small addition at basement level, the removal of the proposed extension at first floor level, to be replaced by a similar sized extension at ground level.

I would be grateful if you could give an indication if the proposals are likely to be acceptable to Kensington and Chelsea and if so, whether we could submit them as an amendment to the existing permission.

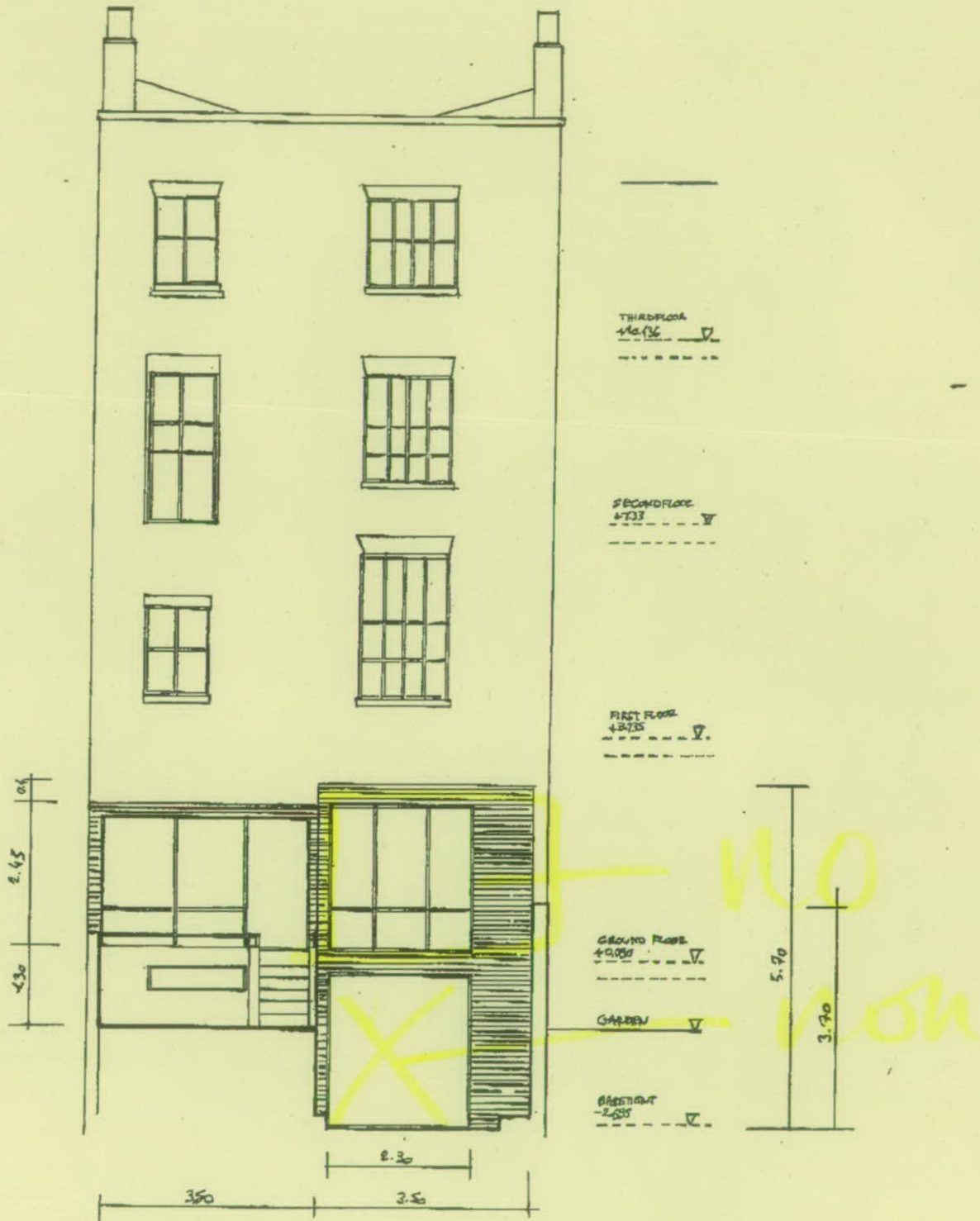
Yours sincerely


Victoria Perry





37 LADBROKE SQUARE LONDON W11	MAISON LONDRES		COUPE SUR JARDIN
EGA 14, rue CRISPIN DU GAST 75011 Paris tel: 01 55 28 38 58 fax: 01 55 28 38 29	ech: 1cm / m	05/07/00	3/3
LES PLANS DU DECONVERSEUR SONT ELABORES A PARTIR DE COTES INDICATIVES. LES ENTREPRISES SONT TENUES DE LES VERIFIER SUR PLACE ET SONT SEULES RESPONSABLES DE CELLES-CL.			



37 LADBROKE SQUARE LONDON W11

MAISON LONDRES

elevation JARDIN

EGA 14, rue CRESPIN DU GAST 75011 Paris
tel: 01 55 28 38 58 fax: 01 55 28 38 29

ech: 1cm/m

05/07/00

2/3

LES PLANS DU DISCRIBATEUR SONT PLANNES A PARTIR DE COTES INDICATIVES LES ENTREPRISES SONT TENDUS DE LES VÉRIFIER SUR PLACE ET SONT TOUTES RESPONSABLES DE CELLES-CL

GROUND FLOOR
+ 0.080

BASEMENT
- 2.595

INFILL EXTENSION OPTION A 8-5-00

AMENDED FOR PLANNING 16.2.00 REV

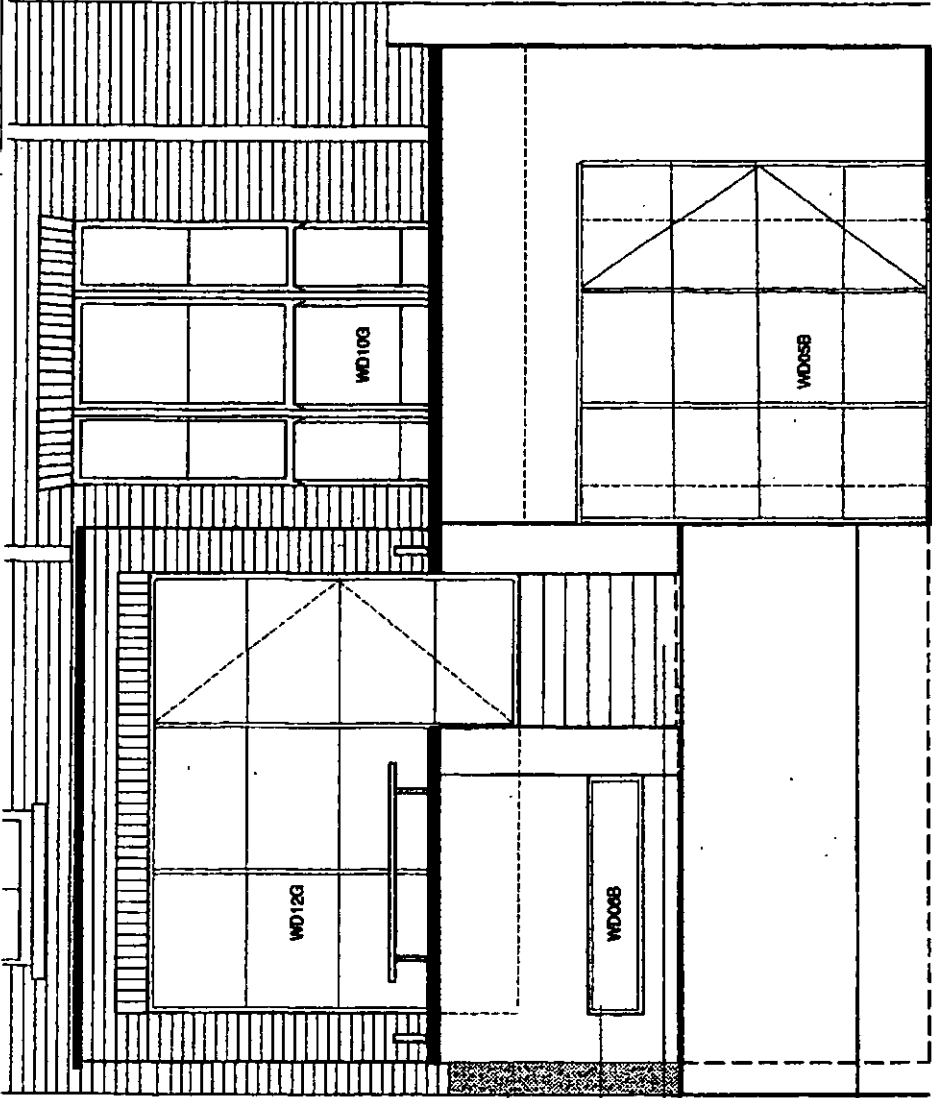
37 LADBROKE SQUARE DWG LS P08

PROPOSED ELEVATIONS 1:50 6-12-91

studio 136 ARCHITECTURE

326 Portobello Road London W10 5RU

Tel 0181 960 5142 Fax 0181 964 80



Lead roof, flashing
and fascia

Rooflight

Steel / timber framed
glazing

Existing London stock
brick boundary wall

Steel / framed
glazing

Natural stone steps

Painted timber door

Studio 136 Architecture
326 Portobello Road
London W10 5RU
Tel 0208 960 5142
Fax 0208 964 8050

TO: Melanie Charalambous
COMPANY: Chelsea and Kensington
FAX: 0207 361 2221 3463
COPIED : Sofia Liakakou 0207 491 7593 8963
SUBJECT: 37 Ladbroke Square
PAGES: 3

1 August 2000

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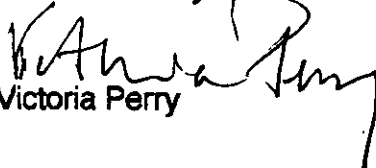
37 Ladbroke Square

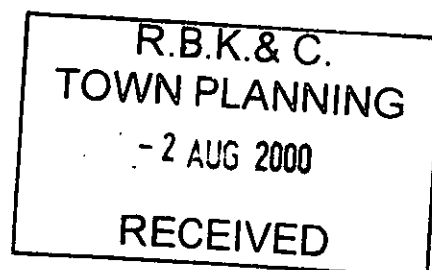
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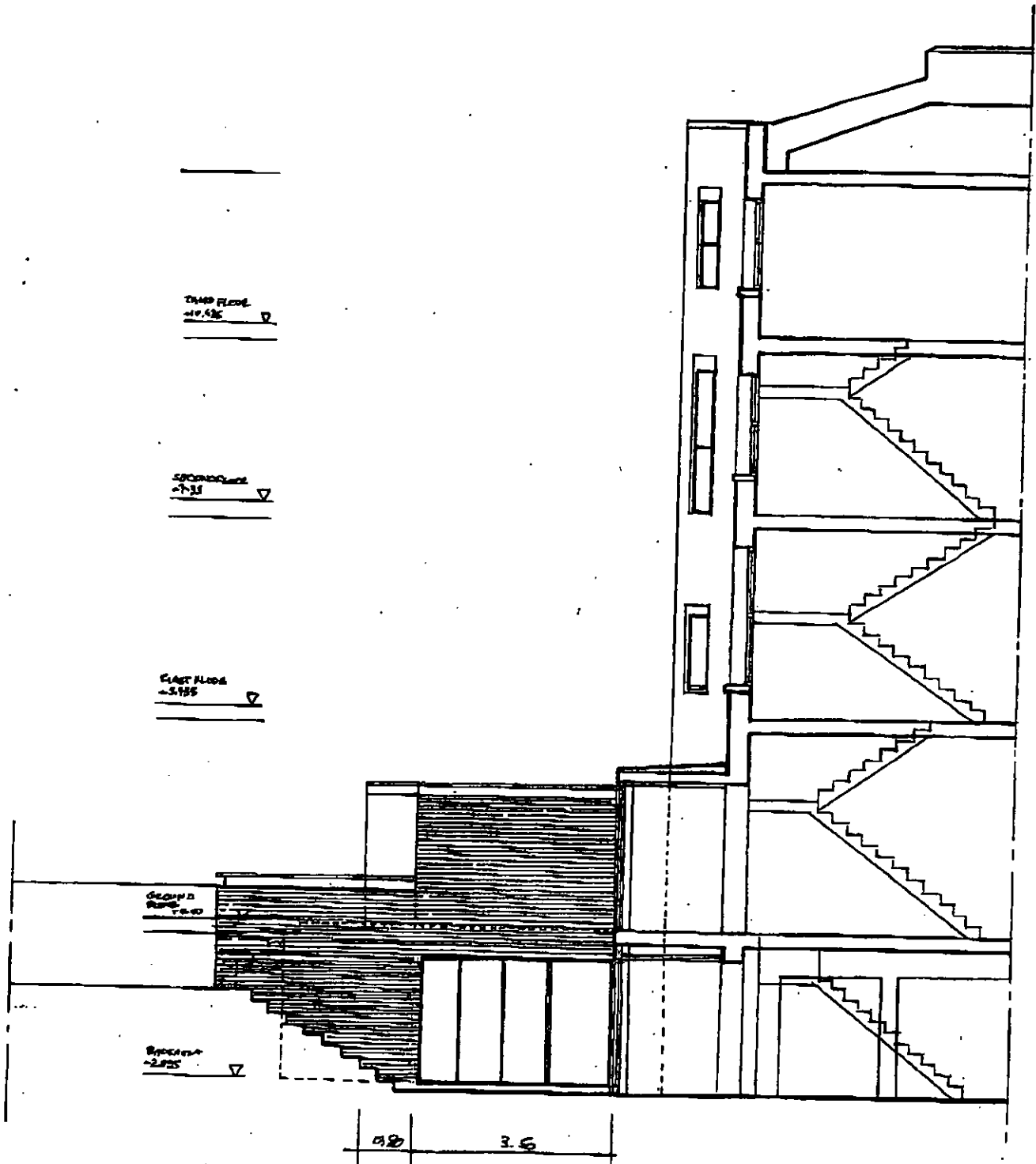
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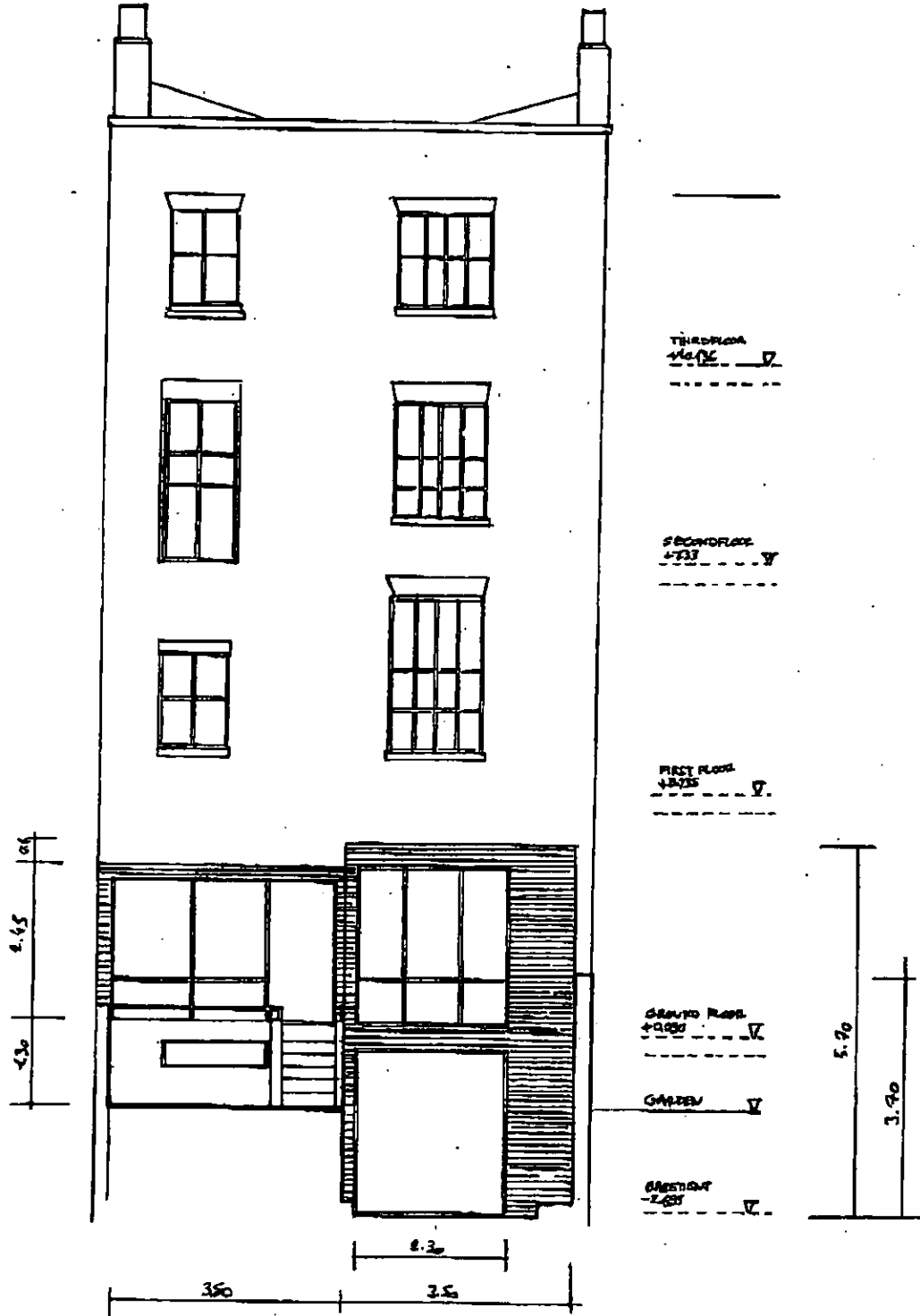
Yours sincerely


Victoria Perry





37 LADBROKE SQUARE LONDON W11	MAISON LONDRES		COUPE SUR JARDIN
EGA 14, rue CRESPIN DU GAST 75011 Paris tel: 01 55 28 38 53 fax: 01 55 28 38 29	ech: 1cm / m	05/07/00	3/3
LES PLANS DE DECORATION SONT ELABORES A PARTIR DE COTES INDICATEES SUR LES DESSINS. POUR TOUTES LES VERRIES, LES PLANCHES ET AUTRES ELEMENTS EN BOIS, VOUS VOUS REFEREZ A LA LEGENDE.			



37 LADBROKE SQUARE LONDON W11

MAISON LONDRES

elevation JARDIN

EGA 14, rue CRISPIN DU GAST 75011 Paris
 tel: 01 55 28 38 58 fax: 01 55 28 38 29

ech: 1cm/m

05/09/00

2/3

LES PLANS D'EXECUTION SONT ELABORES A PARTIR DE CES RELEVÉS. LES DIMENSIONS SONT DONNÉES EN LES "DÉPLIÉS SUR PLACE ET SONT TOUTES RÉSPONDABLES DE CELLES CI.

GROUND FLOOR
+ 0.090

BASEMENT
- 2.595

INFILL EXTENSION OPTION A P4-00

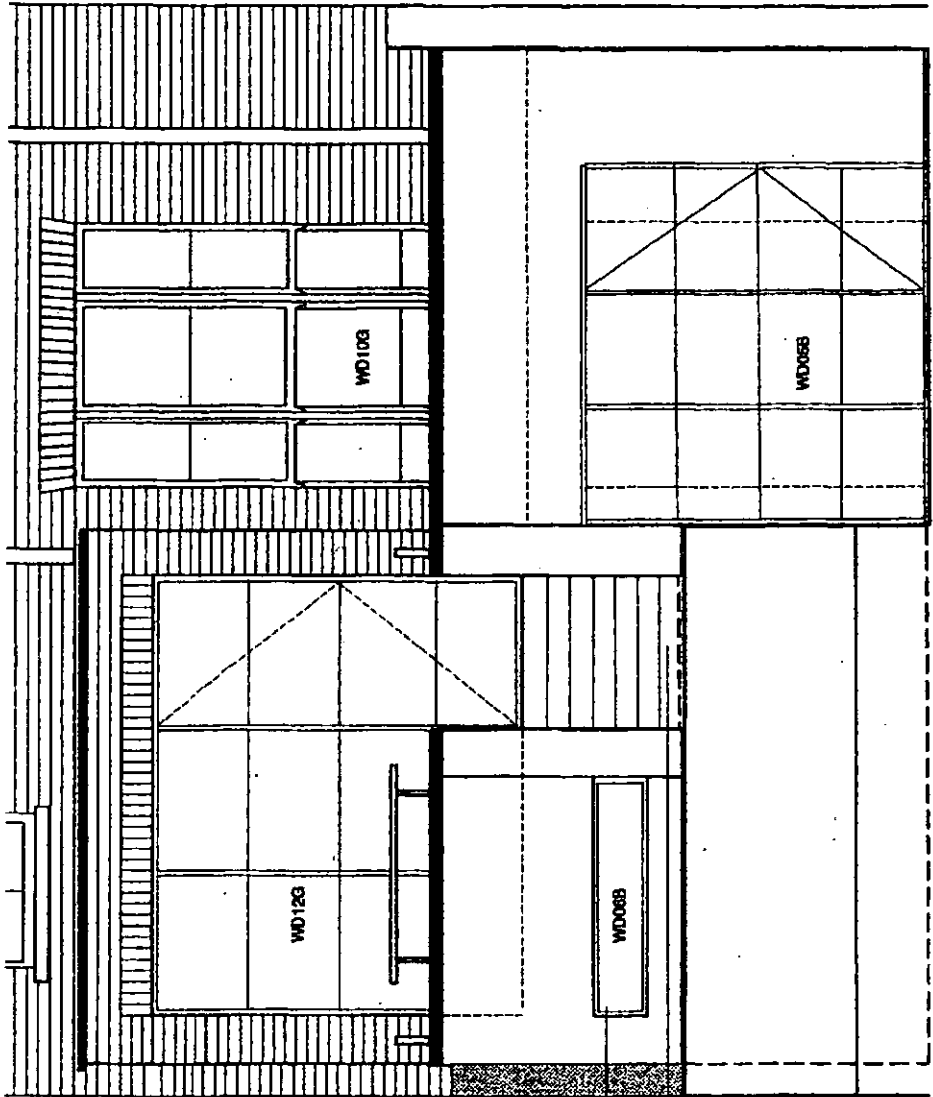
AMENDED FOR PLANNING 16.2.00 REV

37 LADBROKE SQUARE DWG LS P08

PROPOSED ELEVATIONS 1:50 6-12-91

studio 136 ARCHITECTURE

326 Portobello Road London W10 5RU
Tel 0181 960 5142 Fax 0181 964 80



Lead roof, flashing
and fascia

Rooflight

Steel / timber framed
glazing

Existing London stock
brick boundary wall

Steel / framed
glazing

Natural stone steps

Painted timber door

37 Laddok Sj.

- exten deep within lightwell.
- below level of country brick boundary wall
 - ⇒ minimal cover input
- also set small back within lightwell
- no array replica -

⇒ Delegate

- can't just elevator drawing
- shoes dalle g/4/13
- contains T

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 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/00/02795/CT

Date: 15/12/2000

37 Ladbroke Square, London, W11 3NB

Construction of new ground floor and basement garden rooms to rear of existing terraced house. Construction of new sash window to second floor landing.

APPLICANT Mr. Peter Wheeler,

Ae
DF

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

To: Chief Administrative Officer (Planning) Date: 18 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02795 /CHSE
Applicant's Ref:
Application Date: 27/11/1900 Complete Date: 06/12/1900 Revised Date:
Applicant: Ms. Victoria Perry, Victoria Perry Architects, 20-22 Rosebery Avenue, London, EC1R 4SX
Address: 37 Ladbroke Square, London, W11 3NB

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 | |
- DELEGATED APPROVAL**
23 JAN 2001

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Construction of new ground floor and basement garden rooms to rear of existing terraced house, ~~Construction of new sash window to second floor landing.~~

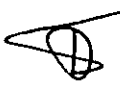
and installation of

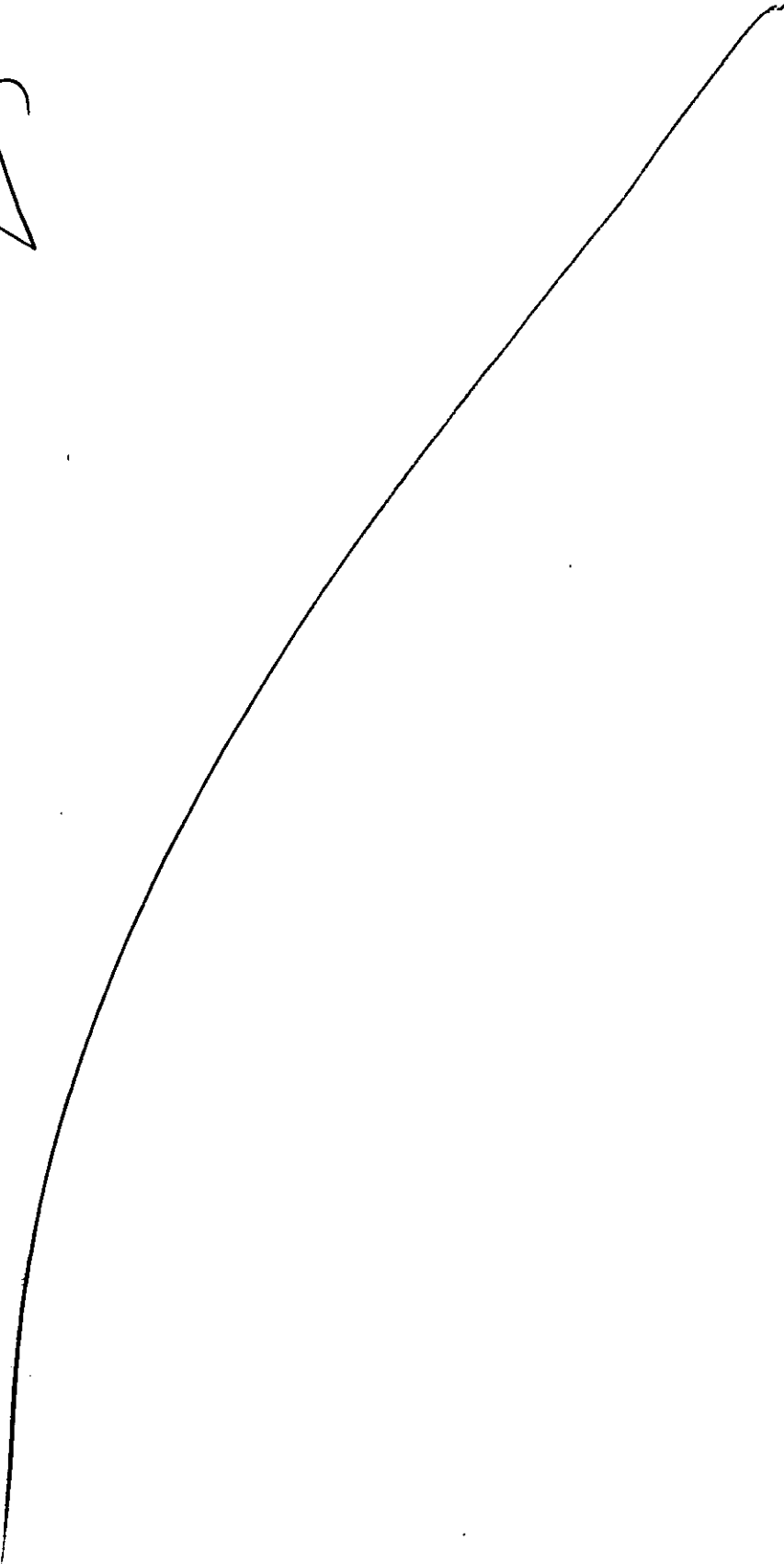
RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02795 Applicant's drawing(s) No. LS S00, 01, 02, 03, 04, 05, 06, 08; LS P01, 02, 03, 04, 05, 06 and 08. ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓

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.

Law
18/01/07

 18/07/07



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 roofs of the upper-ground floor extension and the conservatory basement extension within the lightwell 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)
5. **The brick rear extensions hereby permitted shall be constructed from second-hand London Stock bricks and shall be so maintained.**
Reason: To preserve and enhance the character and appearance of the Conservation Area.
6. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) Details of windows and doors to rear extensions
 - (b) Details of parapets to rear extensions
 - (c) Details of the new railings to the first floor front balcony (balustade)
 - (d) Detailed design of the conservatory structure at a scale of 1:20.**(C011)**
Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)



e

X

bold
Please.

7. **The windows and doors to the rear extensions hereby permitted shall be of painted timber and so maintained.**

Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVES

1. I09
2. I10
3. I21
4. I11

5. 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 CD25, ~~CA28~~ CD30, CD41, CD42, CD48, CD52 and CD53, ~~(H51)~~

1 set

DELEGATED REPORT

Address 37 hadbroke Square

Reference PP/00/2795

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

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

CAT

Date

Agreed

Dr / [Signature]
18/01/07

1.0 Site

1.1 The application relates to a mid-terraced property on the southern side of Ladbroke Square, backing onto the large garden of No. 14 Ladbroke Road. The property consists of a basement, upper ground floor and three additional floors. It is a single family dwelling. It is within the Ladbroke Conservation Area. The property is the subject of an Article IV direction which removes permitted development rights to the front elevation as set out in Class A, Part 1 of Schedule 2 of the GPDO.

2.0 Planning Considerations

2.1 Planning permission was granted in March 2000 for various works to the rear of the property, including the erection of extensions at basement, upper ground and first floor levels. (PP/99/2530). Therefore, the principle of the proposed half width rear extension at basement and upper ground floors has been established. The modern design of the proposed extension has also been established. These extensions are considered to preserve the character and appearance of the property and of the Conservation Area.

2.2 The principle new element of the current application is the creation of a modern glazed conservatory deep within the lightwell at basement level. This structure is considered to have no more than a minimal impact on the character of the property given its small size (just 2 metres deep), and given its location deep within the lightwell and below the level of the existing brick boundary wall with the adjoining property No. 38 Ladbroke Square. A condition is considered appropriate to ensure that the structure is of a high quality design.

2.3 The proposed conservatory will not have an impact on the amenity of the neighbouring residential properties as lies below the level of the existing brick boundary wall.

2.4 The proposal to insert three double glazed windows at first floor level of the front elevation has been omitted from this application at the request of the officers. Planning permission would be required to change the windows as the property's normal permitted development rights have been removed under an Article IV Direction.

2.5 Therefore, the proposed extensions are considered to comply with Council policy as set out in Chapter 4 of the UDP, in particular with Policies CD25, CD41, CD42, CD48, CD52 and CD53.

3.0 Public Consultations

3.1 Fourteen adjoining occupiers have been consulted in Ladbroke Square, Ladbroke Road and Horbury Mews. No letters of objection have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION