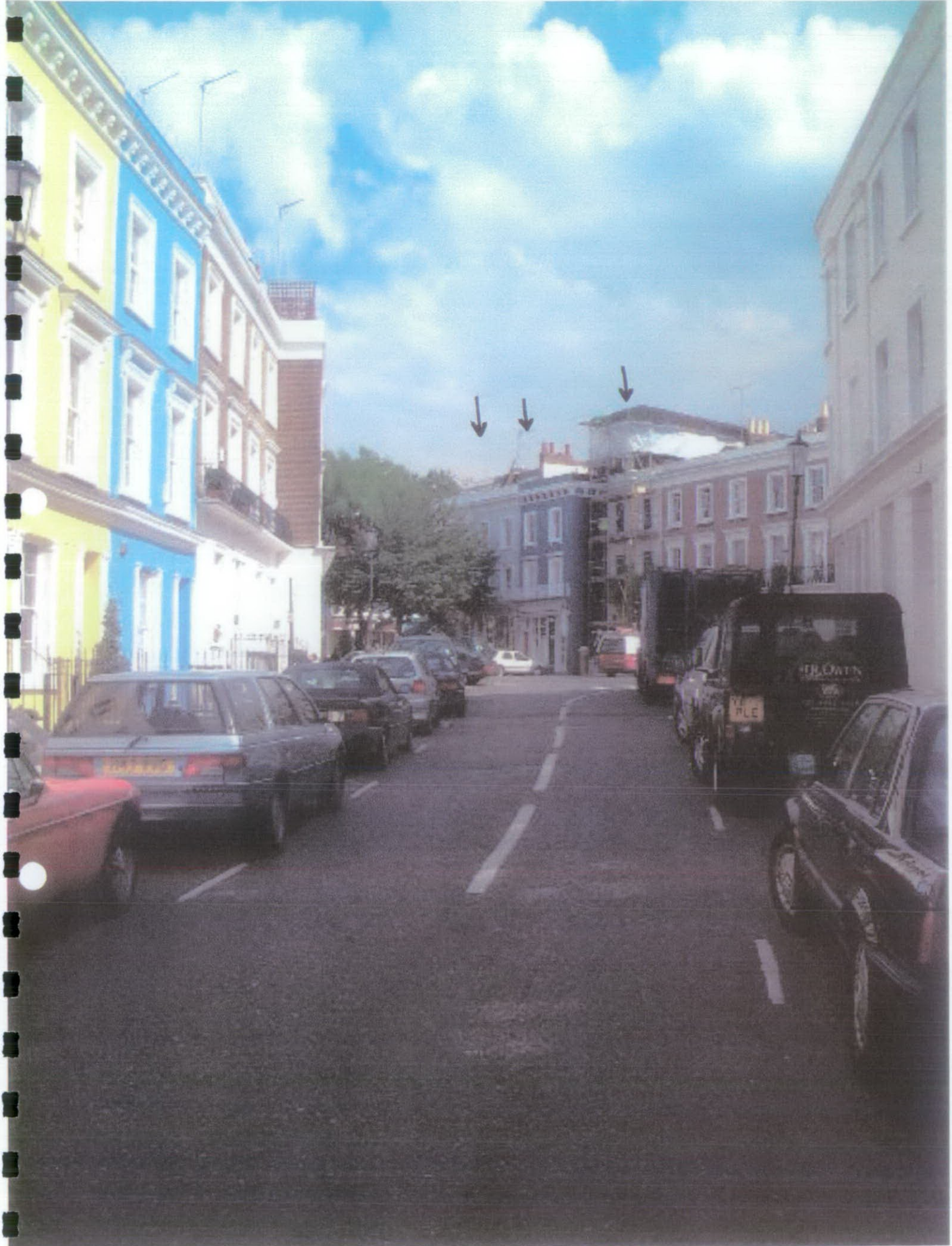




Pottery Lane. Note mansard roof to end building.



Rear elevations of No's 8 & 10 Penzance Place. Neither are original. Note existing roof structure not visible after additional 525mm added to height. Also inappropriate rear fenestration next door.



Penzance Place. Rooftop additions visible from road



Rear walls of Penzance Place from Pottery Lane.
Note 2nd access structures visible from the road.

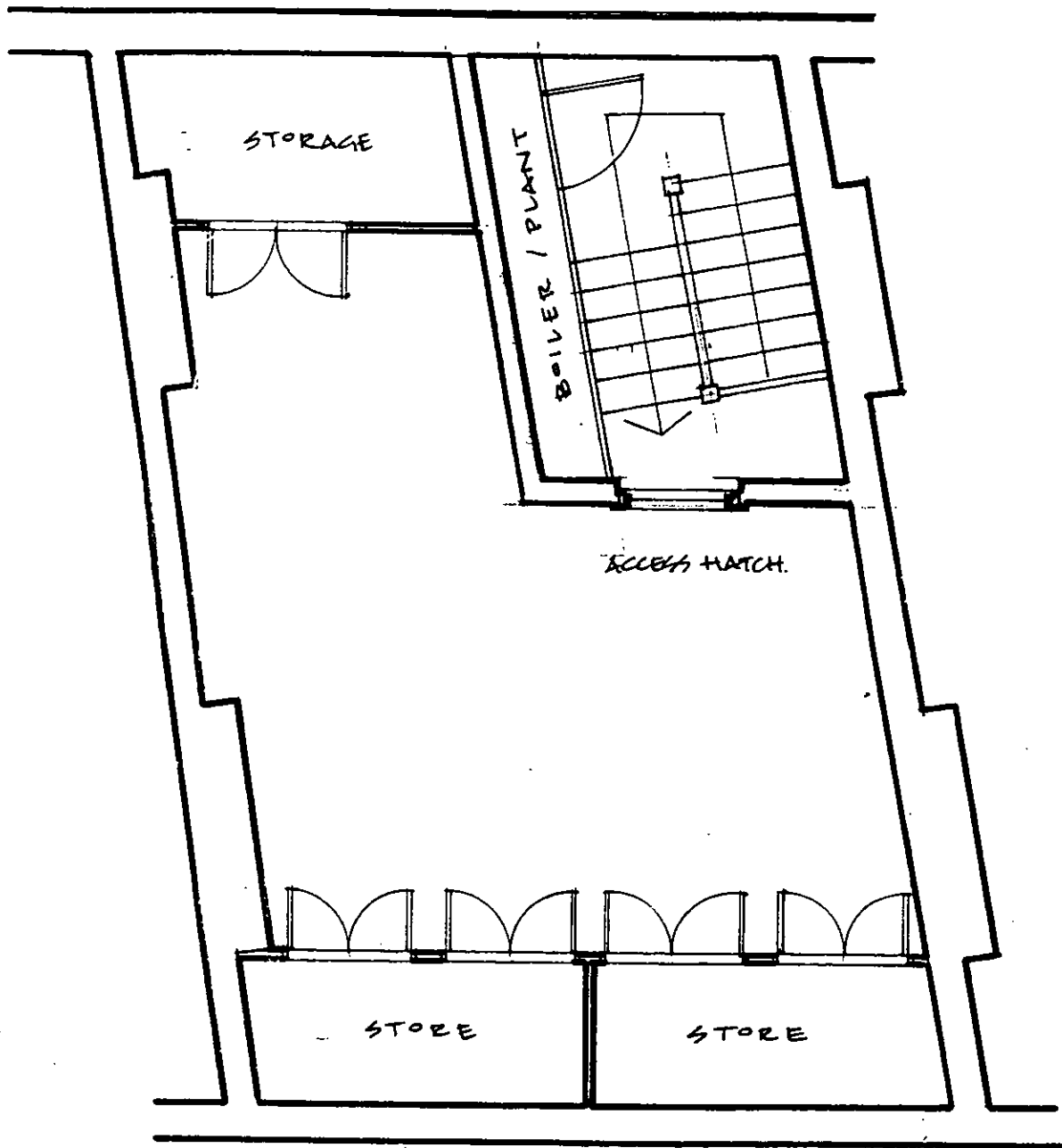


Front elevations of 6 & 8 Penzance Place, taken from furthest vantage point from horses. Existing structure not visible.

APPENDIX THREE

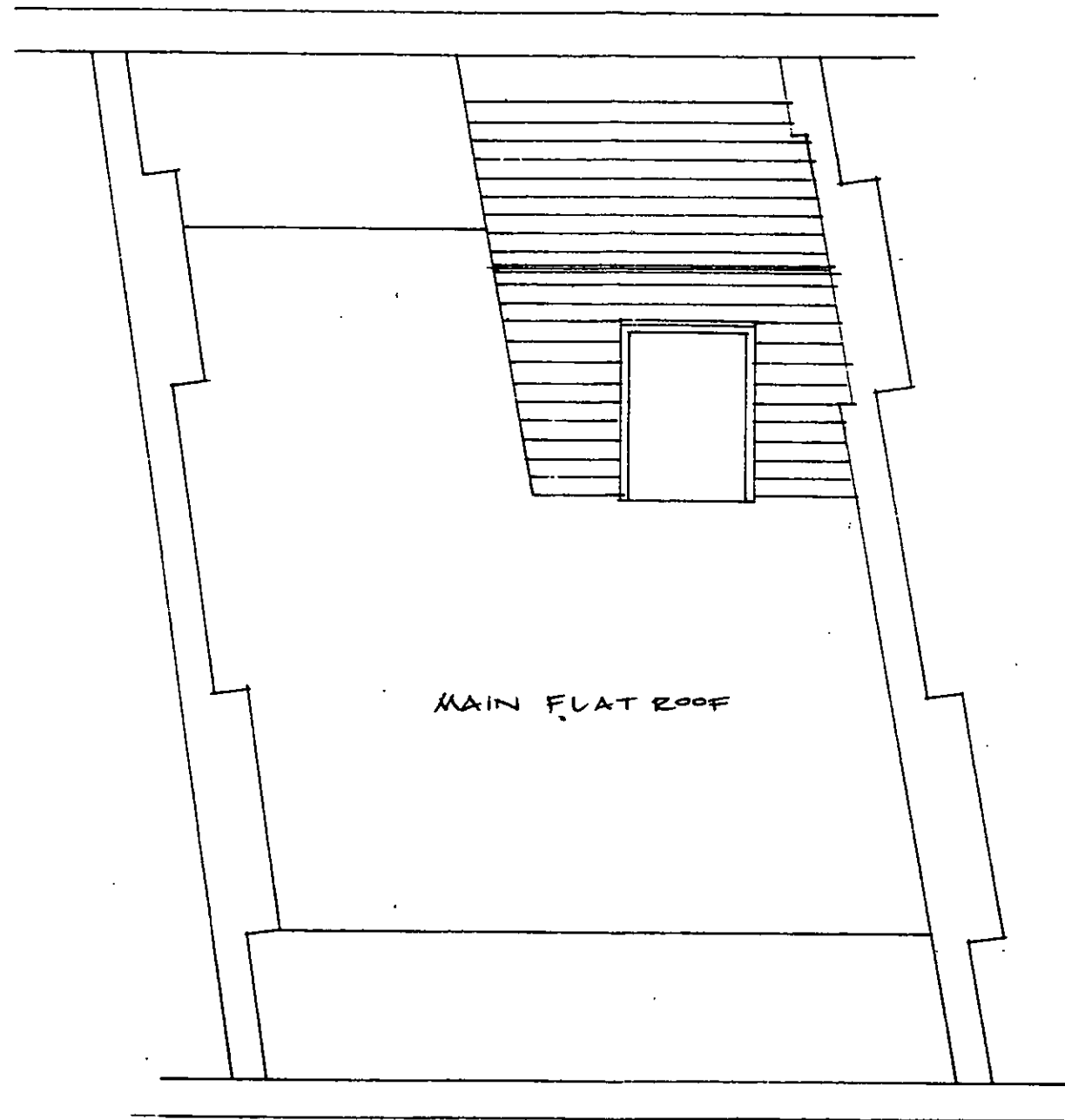
PROPOSAL DRAWINGS AND PHOTOGRAPHS

EXISTING.



ACCESS HATCH LAYOUT

PLANNING



ROOF PLAN

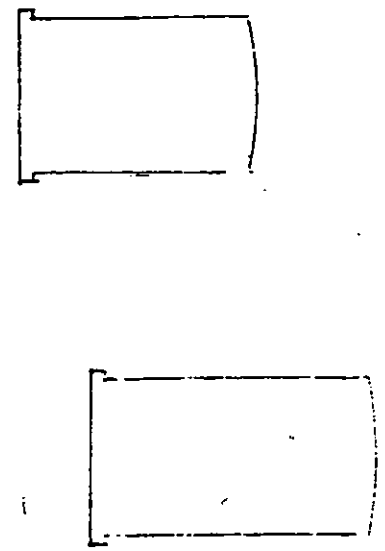
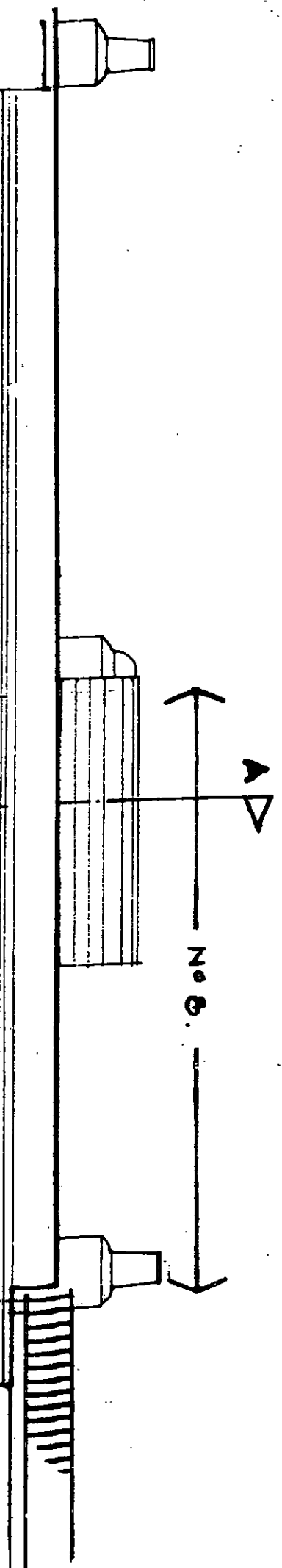
Revised

B B PARTNERSHIP
ARCHITECTS
THE TRAFALGAR - 17 NEWINGTON STREET - LONDON SE1 8DH
 TEL - 020 7336 8555 FAX - 020 7336 8777

| | | | |
|--|----------------------|---------------|----------|
| project EXTENSION AT 8 PELZANCE PL. | date NOV. '00 | scale 1:50 | drawn by |
| drawing EXISTING LAYOUT AT ROOF | drg. no. CEH/R/10 | rev. | |

do not scale - check all dimensions on site ©

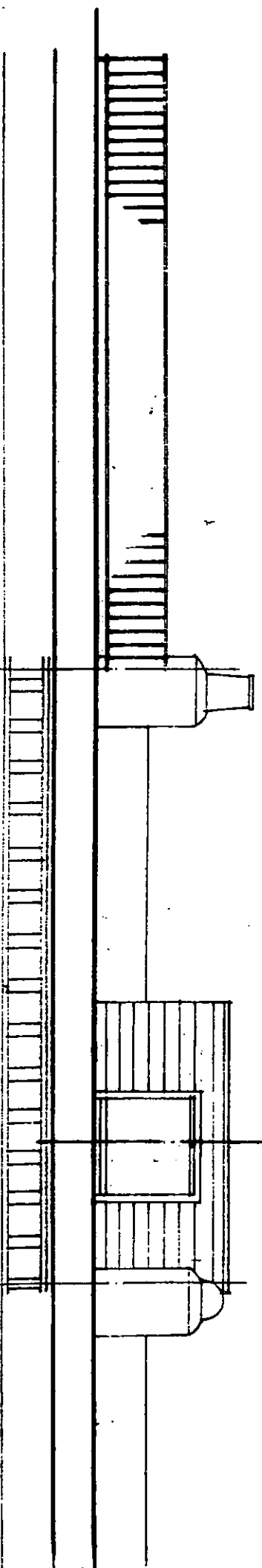
EXISTING



PART (REAR) ELEVATION

A-A

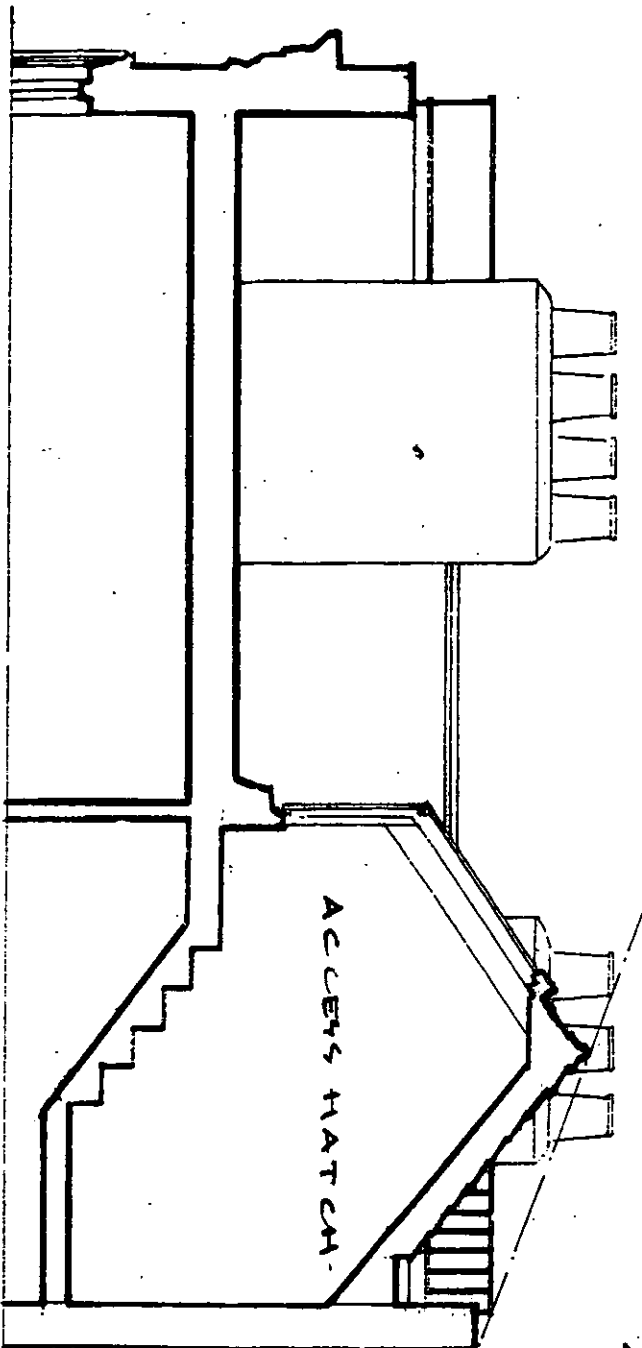
A-A



PART (FRONT) ELEVATION

No. 8.

A-A



PLANNING

Leppard

SECTION AA

BB PARTNERSHIP

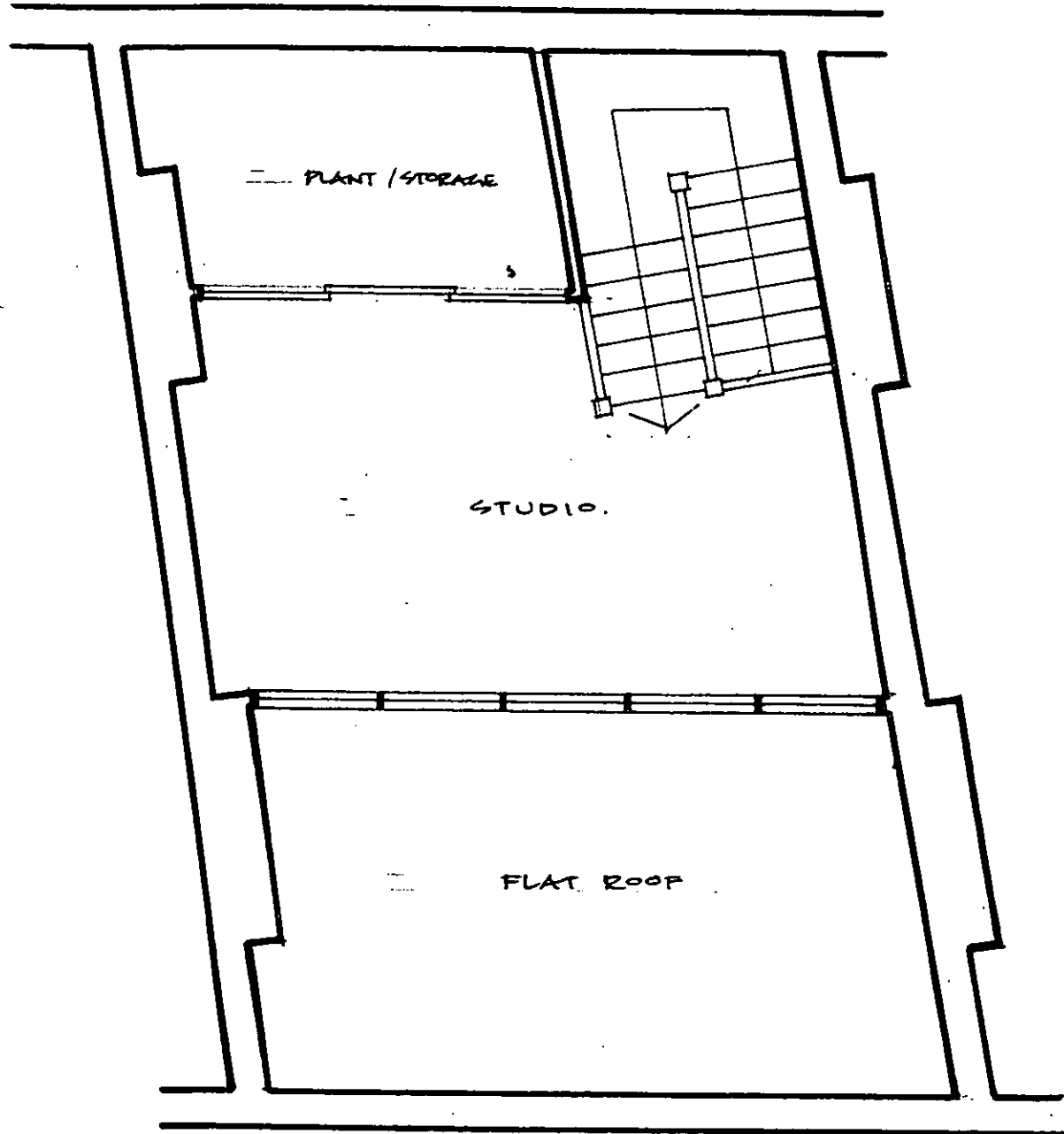
ARCHITECTS

THE MAPLE GARDEN, 17 BARNINGTON STREET, LONDON N1 6JH
TEL: 0171 230 8555 FAX: 0171 238 6777

| | | | | | | | |
|-------------------------|------------------------------|----------|----------|-------|------|----------|--|
| Project | EXTENSION AT 8 PERAZARDE PL. | date | NOV '00 | scale | 1:50 | drawn by | |
| Drawing | EXISTING | drg. no. | CEM/2/11 | rev. | | | |
| ELEVATIONS AND SECTIONS | | | | | | | |

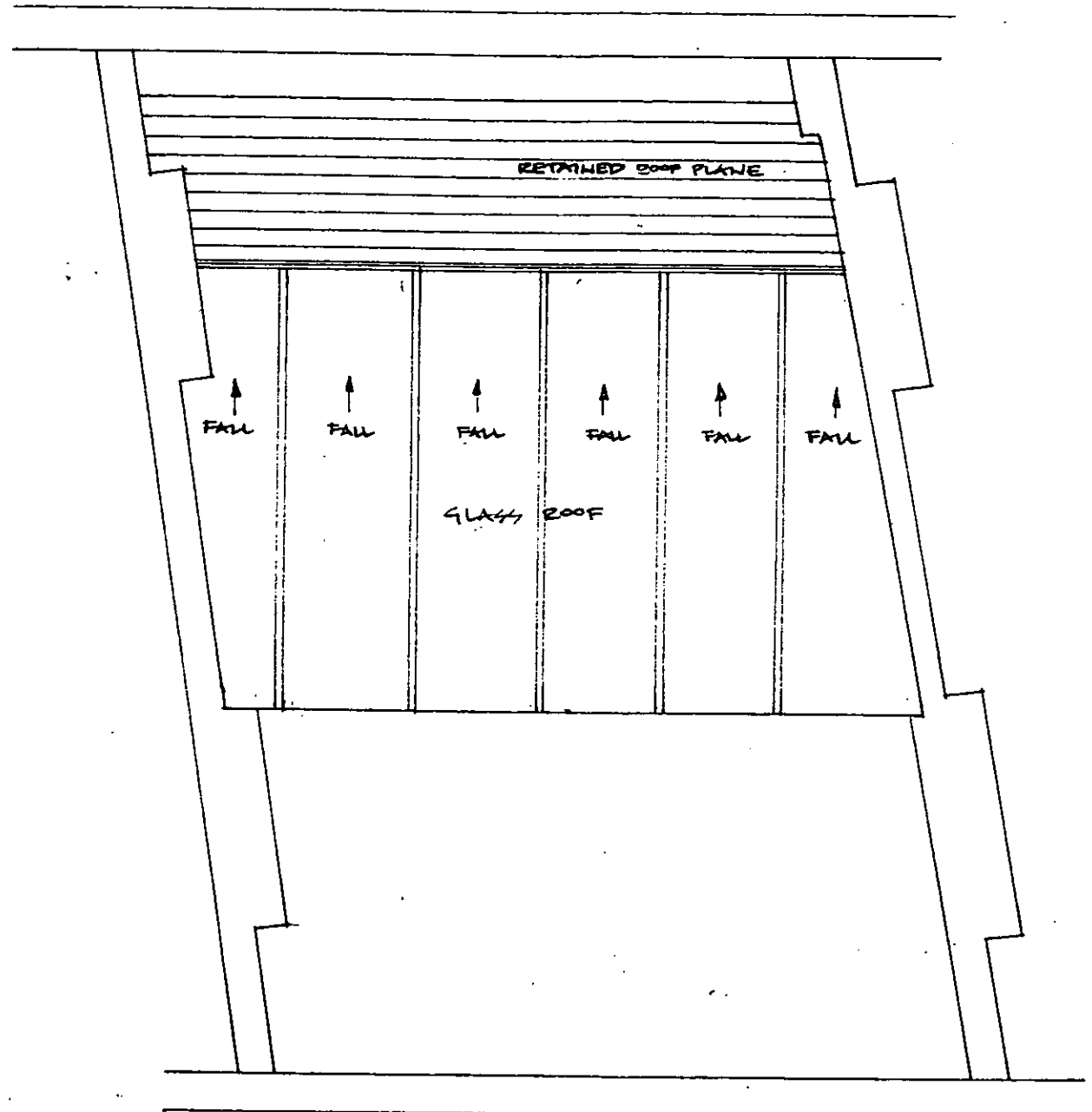
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PROPOSED



STUDIO LAYOUT

PLANNING



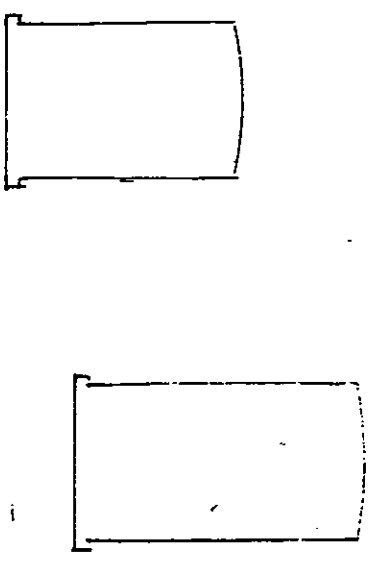
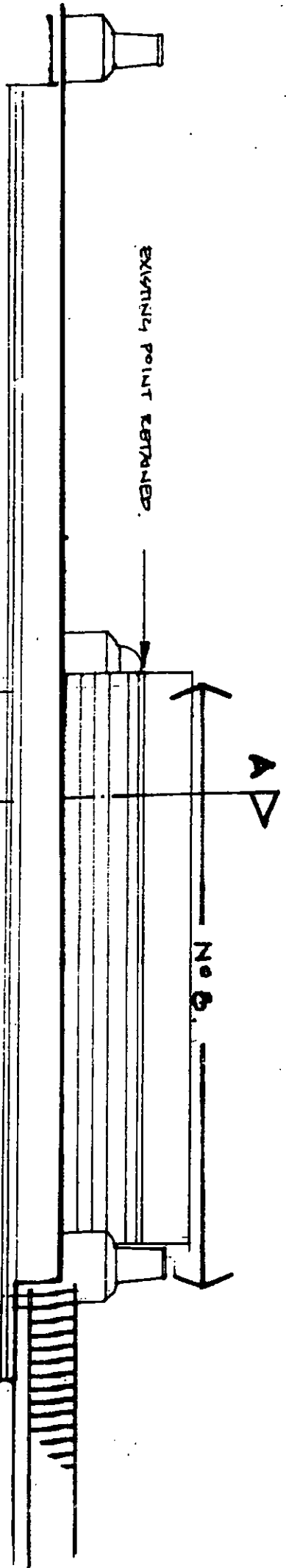
ROOF PLAN

Refused

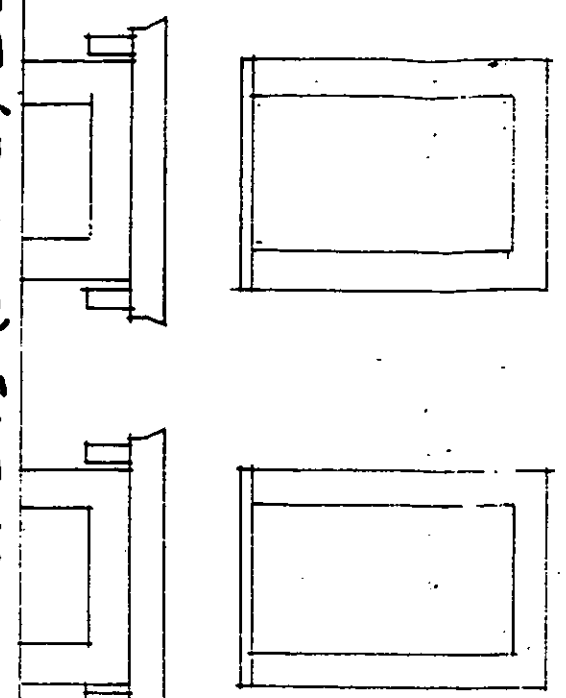
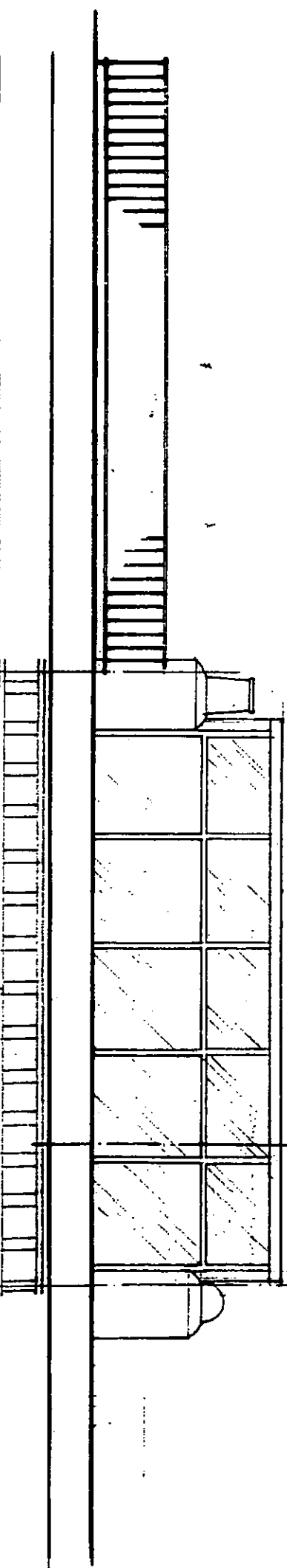
B B PARTNERSHIP
ARCHITECTS
THE TAPALGAR • 17 REMINGTON STREET • LONDON SE11
 TEL • 020 7336 8555 FAX • 020 7336 8777

| | | | |
|--|----------------------|---------------|----------|
| project EXTENSION AT B PENZANCE PL. | date NOV. '00 | scale 1:50 | drawn by |
| drawing PROPOSED LAYOUT AT ROOF | drg. no. CEH/R/20 | rev. Δ | |

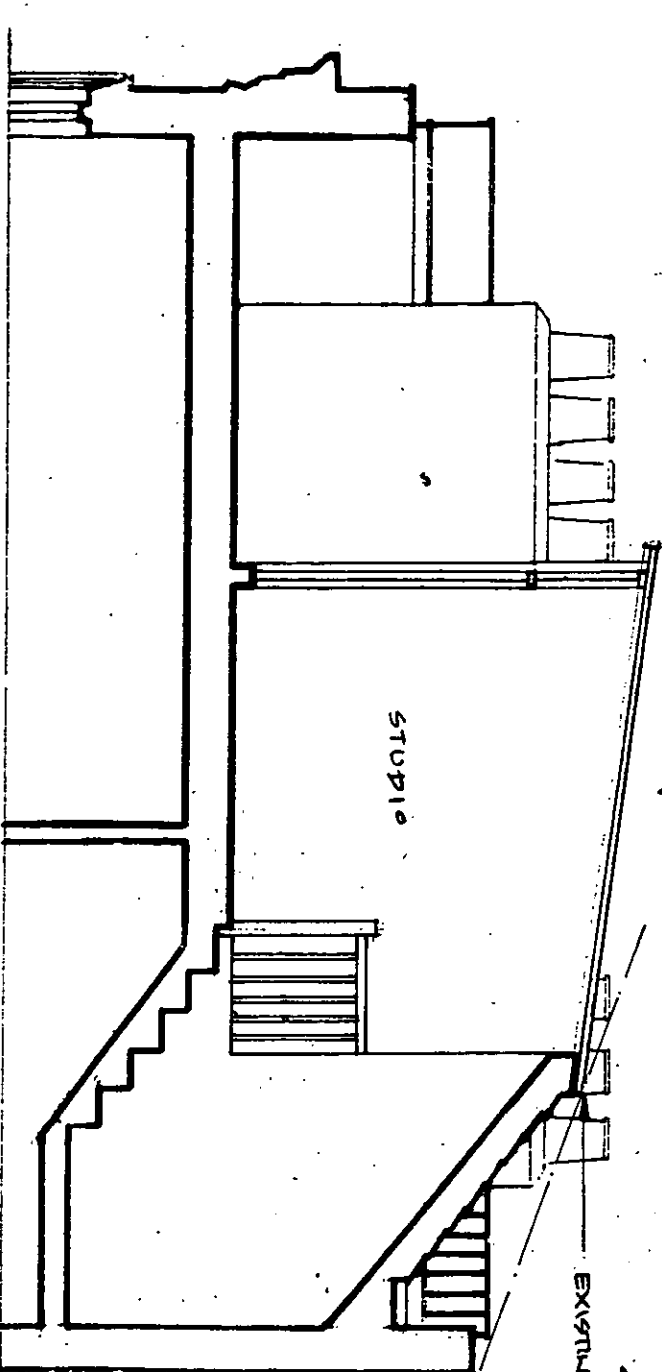
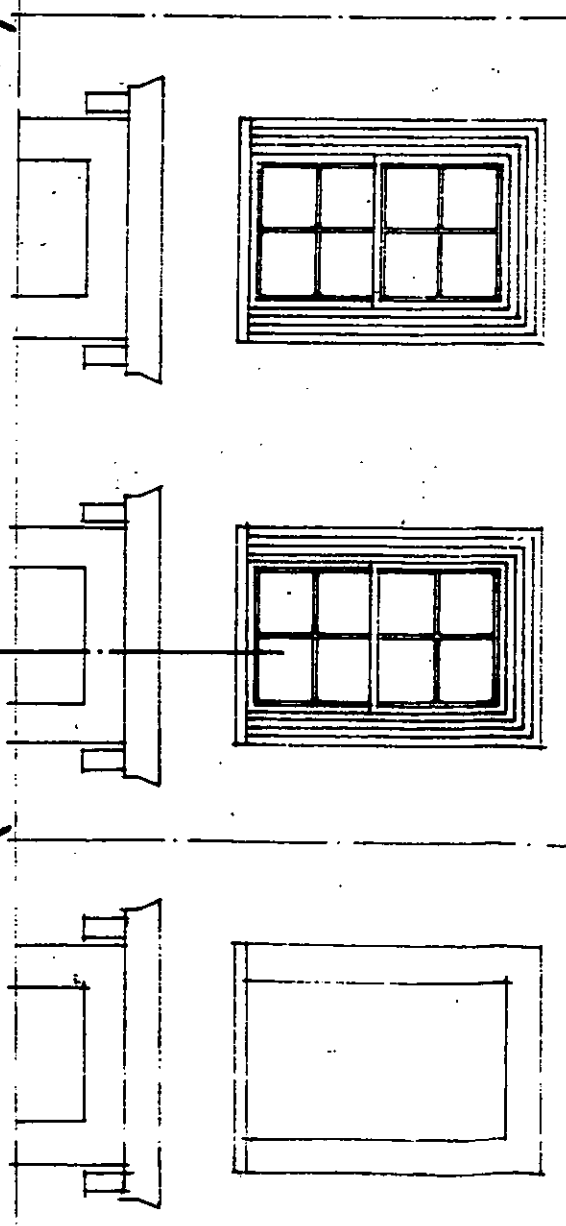
PROPOSED



PART (Rear) ELEVATION



PART (FRONT) ELEVATION



PLANNING

SECTION AA

B B PARTNERSHIP
 ARCHITECTS
 TRAFALGAR · 17 REMINGTON STREET · LONDON W1 4PH
 TEL · 0171 338 8555 FAX · 0171 338 8777

| | | | | | | | |
|-----------|---------------------------|----------|---------|-------|------|----------|--|
| Project | EXTENSION AT ENTRANCE FL. | date | Nov '00 | scale | 1:50 | drawn by | |
| Drawing | Proposed | dra. no. | GM/1/21 | rev. | A | | |
| Elevation | and section | | | | | | |

John

APENDIX FOUR

APPROVAL DOCUMENTS

APPROVED BY
PLANNING SERVICES CITEE

JUL 19 1994

(40)

THE ROYAL BOROUGH OF KENSINGTON AND CHISLEA

PLANNING SERVICES COMMITTEE

19/07/94 APPLICATION NO
COMPL. REF. TP/94/0373/A/20

AGENDA ITEM
177

REPORT BY THE DIRECTOR OF PLANNING SERVICES

APPLICANTS NAME/ADDRESS

B. B. Partnership,
54 Rivington Street,
London EC2 3QP.

Application dated 22/02/94

Revised 18/05/94

Completed 27/06/94

Polling Ward F23

ON BEHALF OF : D. Jackson
INTEREST : Not known

District Plan Proposals Map:

| Cons. Area | CAPS | Article 4 Direction | Listed Building | HBMC Direction | A/O Consulted (to date) | Objectors |
|------------|------|------------------------|--------------------|-------------------|----------------------------|-----------|
| YES | YES | NO | NO | NO | 6 | 1 |

RECOMMENDED DECISION :-

GRANT planning permission for the erection of a basement and ground floor rear addition, basement consent and a new window and staircase to the front basement area and alterations to the roof.

At: 8 PENZANCE PLACE, KENSINGTON, W.11

As shown on submitted drawing(s) No(s): TP/94/0373/A

Applicant: drawing(s)No(s) : CEH 101/A and CEH 102/A

CONDITIONS

1. C.22 2. C.9 3. C.50
4. The flank wall facing No. 6 Penzance Place shall be painted white and so maintained.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.13 2. R.8 3. R.28 4. R.5

INFORMATIVES

1. I.36 2. I.44 3. I.12 4. I.18

19/94/1372 7



1.0 SITE

- 1.1 The property known as 8 Penzance Place is located in a terrace known as 2-17 Penzance Place, approximately 20 metres from the junction with Pottery Lane and almost opposite the Portland Arms Public House site, now known as "Orsininus" restaurant in Portland Road.
- 1.2 The property comprises basement and three upper floors and is located within the Portland Conservation Area.

2.0 PROPOSAL

- 2.1 It is proposed to demolish the existing rear basement and ground floor addition and reconstruct a new rear basement and ground floor addition which is a metre deeper and 400mm higher. The proposal also includes the erection of a basement conservatory at the rear and the removal of the existing butterfly roof and its replacement with a flat roof. The proposal also involves the front basement elevation, where it is proposed to alter the window and insert a set of stairs leading to the basement area.

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history on the premises.

4.0 PLANNING CONSIDERATIONS

- 4.1 The property has been vacant for a period of time and has fallen into a very bad state of repair. The proposals are part of a complete renovation of the premises.
- 4.2 The proposal contains four aspects which have to be considered: the demolition and reconstruction of the basement and ground floor rear addition, the erection of a basement rear conservatory, the erection of basement stair and alterations to the basement front window, and the alterations to the roof of the premises. The principal issues relate to design and effect on the amenities of adjoining properties.
- 4.3 The existing rear basement and ground floor addition, which it is proposed to demolish, measures 4.1 metres in height and extends from the rear building line a distance of 2.1 metres. The proposed addition would measure 4.5 metres in height, an additional 400mm, and extend 3 metres from the rear building line, an additional 900mm. The proposed addition will be constructed in brick to match the existing addition and is not objected to in design terms by the Council's design officer as it follows, both in design and materials, the existing addition.

(72)

4.4 The rear basement conservatory is to be located in the lightwell created by the rear addition. The applicant proposes to excavate the basement area to accommodate the conservatory so it will not extend above the basement level. The conservatory is a brick and glass construction with a pitched glazed roof.

4.5 The alterations to the roof involve the removal of the existing butterfly roof, which requires complete renewal, and its replacement with a flat roof and a small stair housing at the rear. The other properties in the terrace have all had the butterfly roofs removed and replaced with flat roofs so it is considered that the principle is acceptable as a precedent has been clearly established.

4.6 The roof has a front and rear parapet walls which extend 1.3 metres above the Central Valley of the existing roof, and the proposed flat roof will be formed at the level of the Central Valley thus leaving the front and rear parapet walls unaltered and 1.3 metres above the level of the new roof. At the rear of the roof it is proposed to erect a three metre long stair housing which will join the rear parapet wall at an angle of 90 degrees. The stair housing will not therefore be generally visible.

4.7 At the front of the property it is proposed to enlarge the front basement window in the style of the fenestration that prevails on the remainder of the elevation, which is to remain unaltered, and insert a set of stairs leading down into the basement area. The gate allowing access at ground floor level will be of the same style as the existing railings which will not otherwise be altered.

4.8 The Council's policy is to maintain and enhance the character and appearance of the Borough and paragraph 4.1.5 of the District Plan outlines the general policy:

"The Council, both in conservation areas and elsewhere, will aim for the conservation of the character of the Royal Borough and the enhancement of the environment. All new development must respect and relate directly to the established scale and character of the surrounding area."

This policy is followed in the Conservation and Development chapter of the Unitary Development Plan as deposited, where strategies 5 & 6 state:

"Strat 5 - To seek to ensure that all development preserves or enhances the residential character of the Royal Borough.

Strat 6 - To protect listed buildings and to preserve or enhance conservation areas, areas of metropolitan importance, areas of local character, and other buildings or places of interest."

11/29/08/21

43

This theme is developed in Paragraph 4.3.9 of the District Plan:

"The aim and general policy of the Council is to maintain and enhance the character of each conservation area and to ensure the highest possible environmental standards consistent with the reasonable social, economic and functional requirements of the area."

and policies CD59 as proposed to be changed and CD60 as deposited of the Unitary Development Plan

CD59 - To ensure that any development in a conservation area preserves or enhances the character or appearance of the area.

CD60 - To ensure that all development in conservation areas is to a high standard of design and is compatible with:

- (a) Character, scale and pattern;
- (b) Bulk and height;
- (c) Proportion and rhythm;
- (d) Roofscape;
- (e) Materials;
- (f) Landscaping and boundary treatment of surrounding development."

4.9 The proposed alterations to the premises are felt to improve the character and appearance of the premises which is in need of much attention and to preserve and enhance the character and appearance of the Conservation Area.

4.10 With regard to effect on amenities, the rear extension raises issues of effect on light and outlook, particularly relating to No. 6 Penzance Place.

4.11 Policy 4.10.2 states that:

"The Council will pay full regard to the effects of a proposal on the sunlight and daylight reaching neighbouring properties, though it must be remembered that the purpose of planning is to regulate the development of land in the public interest, not to protect the property rights of one person against the activities of another, particularly where the complainant may have a remedy under common law."

12.94/0373: 5



Policy CD31 of the Unitary Development Plan as deposited states:

"Normally to resist development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings and amenity spaces."

4.12 Policy CD4B of the Unitary Development Plan as deposited states:

"Normally to resist proposals for rear extensions if:

- (a) The extension would extend rearward beyond the general rear building line of any neighbouring extensions;
- (b) The extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around;
- (c) The extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main rear eaves or parapet;
- (d) The extension would not be visually subordinate to the parent building;
- (e) On the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;
- (f) The adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse (See Planning Standards and Controls Chapter)."

4.13 The current position is that the basement of No. 6 Penzance Place has on its southern boundary, that with No. 8 Penzance Place, an existing rear addition measuring 4.1 metres in height projecting a distance of 2.1 metres into the garden area with a two metre boundary wall thereafter, continuing the full length of the garden area with a two metre boundary wall thereafter, continuing the full length of the garden.

4.14 The light to basement area is currently reduced by No. 8 on its south side and what must be considered is whether the additional height of 400mm will not have any reasonable effect upon the light if restricted to the existing size of addition. However an additional 900mm of length is proposed where the boundary wall currently exists at 2 metres in height, and increase to 4.5 metres.

TP/94/0373 6

(45)

4.1 No. 6 has an open aspect to the West, and the proposed addition at No. 8 would still leave a wide angle to the south west. The proposal has been assessed in terms of the Council's light standards and the loss of light relating to the additional 900mm is very small, and the rear of No. 6 will continue to enjoy good standards of light. It is not considered that the loss of light is such as could justify a refusal of planning permission in this case. It is proposed that permission should be subject to the condition that the elevation of the addition should be painted white to reflect additional light.

5.0 PUBLIC CONSULTATION

5.1 The current proposal is a complete revision from the original submission which involved the rear conservatory being double height and the rear addition having an additional storey on top of the new proposed basement and ground floor addition. The original proposal was objected to by 8 local occupiers.

5.2 The proposal was revised removing the first floor addition and changing the conservatory to a single storey addition and all the objectors were notified by letter of the changes in a letter dated 19th May 1994.

5.3 The Council has received only one letter objecting to the revised application from the adjoining owner of a basement and ground floor maisonette.

5.4 The objection to the proposal relates to the new rear basement and ground floor addition. The objector states that any increase in height or length will result in a loss of light to the basement windows.

6.0 RECOMMENDATION

6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

LIST OF BACKGROUND PAPERS

1) The contents of the file number TP/94/0373 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

REPORT PREPARED BY: A
REPORT APPROVED BY: PK/AD
DATE REPORT APPROVED: 11/07/94

PSC9407.AP.REP

PLANNING AND CONSERVATION

THE TOWN HALL, BOWEN STREET, LONDON W8 5SA

Executive Director: M. J. THORNTON, Dip. IP, MRICS, FICS
Director of Planning Services

F. S. Partnership
54 Rivington Street,
London EC2 3DP

Telephone: 071-612 2646
Facsimile: 071-612 2646

21 JUL 1994

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Reference: TPS/94/0373 M/20/172

Drawn by: Miss P. Vally

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988
Permission for development (Conditional) (1P6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT

Erection of a basement and ground floor rear addition, basement conservatory, a new window and staircase to front basement area and alterations to roof, at 8 PENZANCE PLACE, KENSINGTON, W.11, as shown on submitted drawing No. TP/94/0373/A, Applicant's drawings Nos. CEH 101/A and CEH 102/A, in accordance with your application dated 22/02/94, completed 28/02/94, revised 18/05/94.

CONDITIONS ...

IP 94_0373 2



CONDITIONS

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission. (C.22)
2. All new or replacement external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building. (C.9)
3. All elevational alterations shall be carried out exactly in the manner indicated on drawings hereby approved. (C.50)
4. The flank wall facing No. 6 Penzance Place shall be painted white and so maintained.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of permissions which have not been acted upon, and as required by section 91 of the Town and Country Planning Act, 1990. (R.13)
2. To safeguard the appearance of the premises and the character of the immediate area. (R.8)
3. To ensure that the proposed work is carried out exactly in accord with the intentions shown on the approved drawings. Any variation from those drawings may not be acceptable to the Council. (R.28)
4. To ensure that the external appearance of the building is satisfactory. (R.5)

INFORMATIVES

1. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor, or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)
2. Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act, 1974, which imposes requirements as to the way in which building works are implemented, including the hours during which the work may be carried out. This Act is administered by the Director of Environmental Services, Central Depot, 37 Pembroke Road, London W.8 6PW, and you are advised to consult with that Department at an early stage. (I.44)

3. Your attention

10.94.0273

48

1. Your attention is drawn to the Building Act, 1984, the Building Regulations, 1985, and, insofar as they are applicable, the London Building Acts, 1930-39. The Council's District Surveyors, at 107-108 Warwick Road, London, W.14 8P (071-373-6099), must be consulted in these respects.

In the case of new residential accommodation (or work to existing residential premises) attention is drawn also to S.604 (Fitness for Human Habitation) of the Housing Act 1985. The Director of Environmental Health, (071-373 6099) can advise on requirements necessary to satisfy this legislation. (1.12)

4. This permission is given without prejudice to the Council's powers under Section 35 the London Building Acts (Amendment) Act 1939, (as regards means of escape in case of fire) in which respect the Council's officers should be consulted at an early date. Any proposals for external fire escapes or roof walkways or safety railings will need to be the subject of a further application for planning permission. The District Surveyor will advise on the Building Regulations, 1985, which are operative in Inner London from 1st January, 1986. (1.18)

Yours faithfully,

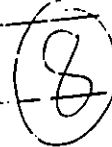
Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL, HORNTON STREET, LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS
Director of Planning Services

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

B.B. Partnership,
54 Rivington Street,
London EC2A 3QF

Switchboard: 071 - 477 4444
Direct Line: 071 - 361 2646
Facsimile: 071 - 376 1130

21 JUL 1994

My reference:
Your reference: **CEH**
GPS/24/TP/94/0374/22/20/176

Please see file: **Miss P. Vallyjly**

Dear Sir/Madam,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 74
Demolition in a Conservation Area (Conservation Area Consent) (CAC)

The Borough Council hereby consent to the works referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

WORKS PROPOSED

Demolition of rear extension and main roof, at **8 PENZANCE PLACE, KENSINGTON, W.11**, as shown on submitted drawing No. **TP/94/0374/A**, Applicant's drawings Nos. **CEH 101/A** and **CEH 102/A**, in accordance with your application dated **22/02/94**, completed **28/02/94**, revised **18/05/94**.

/ CONDITIONS ...

05512

IP/94/037 : 2

9

CONDITIONS

1. The works to which this consent relates shall be begun before the expiration of five years from the date of this consent. (C.22L)
2. The building, or parts of the building, to which this consent relates shall not be demolished until a contract for the carrying out of works of redevelopment for the site has been made and planning permission has been granted for the redevelopment for which the contract provides. (C.55)

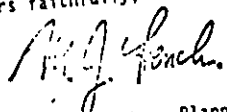
REASONS FOR THE IMPOSITION OF CONDITIONS

1. To prevent an accumulation of consents which have not been acted upon. (R.13L)
2. As recommended by Schedule 15 to the Local Government, Planning and Land Act, 1980 and DOE Circular 12/81. (R.29)

INFORMATIVES

1. The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of the District Surveyor or for any other cause, must not take place except with the written agreement of the Council as local planning authority. (I.36)
2. Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act, 1974, which imposes requirements as to the way in which building works are implemented, including the hours during which the work may be carried out. This Act is administered by the Director of Environmental Services, Central Depot, 37 Pembroke Road, London W.8 6PW, and you are advised to consult with that Department at an early stage. (I.44)

Yours faithfully,



Executive Director, Planning & Conservation


055 m

055 m

336-8272

PLANNING AND CON,
THE TOWN HALL, HORNTON STREET LONDON W

Executive Director: M J FRENCH FRICS Dip TP MRTI

| | | |
|---------|--------------|--|
| To | CHARLIE BLES |  Post-it Fax Note Ref No: 7688 |
| Company | | |
| From | DKW | |
| Company | | |
| Tel No. | | No. of Pages: 1 |

VAL
1 OF

Owner/Occupier,
8 Penzance Place,
London W11

Switchboard: 0171-937 5464
Extension: 2982
Direct Line: 0171-361 2982
Facsimile: 0171-361 3463



**KENSINGTON
AND CHELSEA**

06 December 1996

My reference: KP/E/96/170/N

Your reference:

Please ask for: Mr K Plaster

Dear Sir/Madam,

Town and Country Planning Act 1990
8 Penzance Place, W11
Alleged breach of planning approvals TP/94/0373 and TP/94/2173

I write to inform you that I have received a complaint regarding the implementation of planning applications TP/94/373 and TP/94/2173 not in accordance with the approved plans.

My enforcement officers Mr Adamczyk and Mr Plaster, visited the premises on 25th November 1996, when it was ascertained that the stair housing on the roof was visible above the parapet wall on the Pottery Lane frontage and the first floor extension had had a pyramidal sky light inserted on its roof. I can confirm that neither of these additions were shown on either of the above mentioned planning approvals.

The protruding stair housing in particular causes an undesirable precedent in the Norland Conservation Area and I therefore request that you take the necessary steps to reduce the height of the stair housing to that in line with the parapet, as shown on the approved plans Nos. CEH 101/A and CEH 102/A of application TP/94/373.

I also request that you remove the skylight structure on the first floor addition and replace it with a flat roof as shown on the approved drawings nos. CEH 120 and CEH 121, of planning permission TP/94/2173. Failure to take reasonable steps to alter these discrepancies within 28 days of the date of this letter, may result in the Council taking enforcement action to rectify the situation.

I thank you for your co-operation in this matter.

Yours faithfully

P Kelsey
Area Planning Officer
for the Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Charles Biss,
BB Partnership,
54 Rivington Street,
London,
EC2 3QP

Switchboard: 0171-937 5464
Extension: 2982
Direct Line: 0171-361 2982
Facsimile: 0171-361 3463

26 June 1997

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/KDP/ Your reference:
E/96/170/N

Please ask for: Mr K Plaster

Dear Mr Biss,

Town and Country Planning Act 1990
8 Penzance Place, W11

I write with reference to the above mentioned property and in particular to a meeting with yourself and Mr Adamcyck and Mr Plaster of this department in January 1997, regarding the erection of the roof housing not in accordance with planning permission dated 21 July 1994, (Reference TP/94/0373).

As a result of the meeting, details of possible remedial works to reduce the impact of the housing on the amenity by either reducing its height or raising the rear parapet wall, were to be prepared by yourself for consideration by the Council. To date it would appear that this information has not been forthcoming. I therefore request you submit the appropriate details within 21 days of the date of this letter.

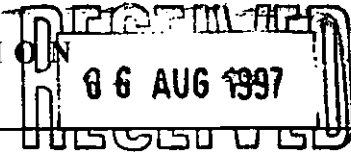
I thank you for your co-operation in this matter.

Yours sincerely

P Kelsey
Area Planning Officer
for the Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX



**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Charles Biss,
BB Partnership,
54 Rivington Street,
London,
EC2 3QP

Switchboard: 0171-937 5464
Extension: 2982
Direct Line: 0171-361 2982
Facsimile: 0171-361 3463

01 August 1997

My reference: **DPS/DCN/KDP/** Your reference:
E/96/170/N

Please ask for: **Mr Plaster**

Dear Mr Biss,

Town and Country Planning Act 1990
8 Penzance Place, W11

I refer to my letter dated 26th June 1997, (Copy enclosed) regarding the above mentioned property. To date it would appear I have not received a reply from yourself in this matter. I therefore request that the appropriate details are submitted within 14 days of the date of this letter.

I thank you for your co-operation.

Yours sincerely

P Kelsey
Area Planning Officer
for the Executive Director, planning and Conservation

19th Sept.

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £
 Cheque / Postal Order / Cash
 Receipt No. Issued

Borough Ref.
 Registered No.
 Date Received

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

| | | |
|----------|--|--------|
| PART ONE | To be completed by or on behalf of all applicants as far as applicable | |
| | FEE (where applicable) | £ 95 — |

APPLICANT (in block capitals)
 Name MR & MRS DOFF
 Address 6 PENZANCE PLACE
LONDON
W11
 Tel. No. —

AGENT (if any) to whom correspondence should be sent
 Name BB PARTNERSHIP
 Address THE TRAPLUGAR
17 BELWATER ST.
LONDON N1 8DH
 Tel. No. 071 336 8555 Ref.

PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies
6 PENZANCE PLACE
LONDON
W11

(b) Site area
110 sq. m.

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
RAISING OF REAR PARAPET 525 MM TO
ALIGN WITH THAT OF NO 4 PENZANCE PL.
AND THAT PROPOSED FOR NO 8
PENZANCE PL. UNDER APPLICATION
(REF. DPS/DCN/TP/98/0932)

(d) State whether applicant owns or controls any adjoining land and if so, give its location.
—

(e) State whether the proposal involves:- State Yes or No

| | | | |
|---|---|--|---|
| (i) New building(s) or extension(s) to existing building(s) | <input checked="" type="checkbox"/> NO | If "Yes" state gross floor area of proposed building(s). If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats. | <input type="text" value="—"/> m ² <input type="text" value="—"/> |
| (ii) Alterations | <input checked="" type="checkbox"/> YES | | <input type="text" value="—"/> |
| (iii) Change of use | <input checked="" type="checkbox"/> NO | If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use). | <input type="text" value="—"/> |
| (iv) Construction of new access to a highway | <input type="checkbox"/> vehicular <input type="checkbox"/> pedestrian | <input checked="" type="checkbox"/> NO | <input type="text" value="—"/> |
| (v) Alteration of an existing access to a highway | | <input checked="" type="checkbox"/> NO | |

Strike out whichever is inapplicable

State whether this application is for:

State Yes or No

(i) Outline planning permission

NO

If "Yes" strike out any of the following which are not to be determined at this stage.

(ii) Full planning permission

YES

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

NO

If "Yes" state the date and number of previous permission and identify the previous condition.

Date Number

The Condition

(iv) Consideration under Section 72 only (Industry)

NO

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land

DOMESTIC HOUSE

(ii) If vacant the last previous use and period of use with relevant dates.

—

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

CEH / 2 / 01, 02 & 03

6. ADDITIONAL INFORMATION

State Yes or No

(a) Is the application for non-residential development

NO

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals

NO

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees

NO

If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of?

COMPANY DRAINS

(ii) How will foul sewage be dealt with?

COMPANY DRAINS

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls LONDON STOCK BRICK (SECOND HAND)

(ii) Roof —

(iii) Means of enclosure —

I hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed [Signature] on behalf of BB PARTNERSHIP Date 23.2.99

APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)
You are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 56 of the Town & Country Planning Act 1990. I hereby certify that:-

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- ~~I have / the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name and Address of Tenant

Date of Service of Notice

Signed [Signature] on behalf of BB PARTNERSHIP Date 23.2.99

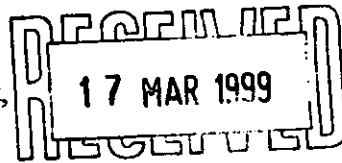
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

BB Partnership,
The Trafalgar,
17 Remington Street,
London,
N1 8DH



Switchboard: 0171-937-5464
Direct Line: 0171-361-3266
Extension: 3266
Facsimile: 0171-361-3463



**KENSINGTON
AND CHELSEA**

Date: 12 March 1999

My Ref: DPS/DCN/PP/99/00490 Your ref: Please ask for: North Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application for Planning Permission at: 6 Penzance Place, London, W11 4PA

Dated: 23/02/1999

Complete: 11/03/1999

Decision due by: 06/05/1999

Mavisza

Mavisza King

361 3651

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully,

M.J. French
Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

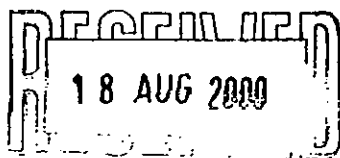
THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



BB Partnership,
The Trafalgar,
17 Remington Street,
London,
N1 8DH



Switchboard: 0171-937-5464

Direct Line: 0171-361-2585

Extension: 2585

Facsimile: 0171-361-3463

**KENSINGTON
AND CHELSEA**

17 AUG 2000

My Ref: PP/99/00490/CHSE/10/97

Please ask for: North Area Team

Your Ref:

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Permission for Development (Conditional) (DP1)

The Borough Council hereby permit the development referred to in the under mentioned schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

DEVELOPMENT: Raising of rear parapet by 525mm to align with that of No. 4 Penzance Place.

SITE ADDRESS: 6 Penzance Place, Kensington, W11 4PA

RBK&C Drawing Nos: PP/99/00490

Applicant's Drawing Nos: CEH/Z/02 and /03

Application Dated: 23/02/1999

Application Completed: 11/03/1999

Application Revised: N/A

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

CONDITIONS AND REASONS FOR THEIR IMPOSITION

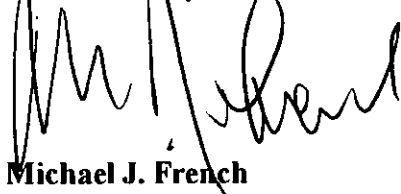
1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby 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. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
4. **The parapet shall be constructed in brickwork to match the existing building in second hand London stock, in Flemish bond with flush pointing.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVE(S)

1. Planning Permission is hereby granted for the development as shown on the approved drawings and subject to the Conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further permission. You are advised to consult the Directorate of Planning Services before commencing work. (I09)
2. In granting this permission the Council has had regard to Planning Obligation(s) under Section 106 of the Town and Country Planning Act 1990, as amended. (I08)
3. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)

4. Any proposals for external fire escapes, exit housings, roof walkways, or safety railings arising from the requirements of the Building Regulations may require further planning permission, and approval under those Regulations does not imply that planning permission will be granted. The Directorate of Planning Services will be pleased to advise on the implications of any changes. (122)
5. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of work, may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (130)
6. Your attention is drawn to the British Standards Code of Practice for Demolition, and the Environmental Protection Act 1990 relating to nuisances, the observation of which should considerably reduce the risks and nuisance inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on site and to the general public. (131)
7. 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 CD52, CD53 and CD56. (151)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

TOWN & COUNTRY PLANNING ACT 1990

FORM TP1

APPLICATION FOR PERMISSION TO DEVELOP LAND AND / OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY

Fee £

Cheque / Postal Order / Cash

Receipt No. Issued

Borough Ref.

Registered No.

Date Received

PLEASE READ CAREFULLY THE GENERAL NOTES BEFORE FILLING IN THE FORM

| | | |
|-----------------|--|---|
| PART ONE | To be completed by or on behalf of all applicants as far as applicable | |
| | FEE (where applicable) | £ |

1. APPLICANT (in block capitals)

Name MR. D. JACKSON

Address 8 PENZANCE PLACE

LONDON

W11

Tel. No. —

AGENT (if any) to whom correspondence should be sent

Name BB PARTNERSHIP

Address THE TRAFALGAR

17 REKINGTON ST

LONDON N1 8DH

Tel. No. 071 336 8555 Ref.

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application applies 8 PENZANCE PLACE
LONDON
W11

(b) Site area 98.8 sq. m.

(c) Give details of proposal indicating the purpose for which the land/buildings are to be used and including any change(s) of use.
APPROVAL SOUGHT FOR EXISTING ROOF
ACCESS HATCH STRUCTURE

(d) State whether applicant owns or controls any adjoining land and if so, give its location.
—

(e) State whether the proposal involves:-

State Yes or No

(i) New building(s) or extension(s) to existing building(s)

YES

▶ If "Yes" state gross floor area of proposed building(s). ▼

APPROX. 7m².
ALREADY BUILT. m²

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

—

(ii) Alterations

NO

(iii) Change of use

NO

(iv) Construction of new access to a highway } vehicular
pedestrian

NO
 NO

(v) Alteration of an existing access to a highway } vehicular
pedestrian

NO
 NO

▶ If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

—

Hectares/m²

Strike out whichever is inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for: State Yes or No

- (i) Outline planning permission NO
- (ii) Full planning permission YES
- (iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted. NO
- (iv) Consideration under Section 72 only (Industry) NO

If "Yes" strike out any of the following which are not to be determined at this stage.

- 1. Siting
- 2. Design
- 3. Landscaping
- 4. External appearance
- 5. Means of access

If "Yes" state the date and number of previous permission and identify the previous condition.

Date Number

The Condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

- (i) Present use of buildings/land DOMESTIC HOUSE
- (ii) If vacant the last previous use and period of use with relevant dates.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

.....
 CEM / x / 01

6. ADDITIONAL INFORMATION State Yes or No

- (a) Is the application for non-residential development NO If "Yes" complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals NO If "Yes" complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees NO If "Yes" state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? COMPANY DRAINS
- (ii) How will foul sewage be dealt with? COMPANY DRAINS
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls (LONDON STOCK BRICK (SECOND HAND) & RENDER) AS BUILT.
 - (ii) Roof SLATE
 - (iii) Means of enclosure -

We hereby apply for (strike out whichever is inapplicable)

- (a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith
- (b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed  on behalf of BB PARTNERSHIP Date 18.5.98

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)


If you are the ONLY owner of ALL the land at the beginning of the period 20 day before the date of application, complete Certificate A. If otherwise see PART TWO of this form.

CERTIFICATE A - Certificate under Section 66 of the Town & Country Planning Act 1990. I hereby certify that:-

- *Strike out whichever is unapplicable.
- 1. No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.
- 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or
- ~~3. I have / the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-~~

Name and Address of Tenant

Date of Service of Notice

Signed  on behalf of BB PARTNERSHIP Date 18.5.98

(1) APPLICATION FOR PLANNING PERMISSION.

Appeal under Section 78 of the
Town and Country Planning Act 1990

(2) APPLICATION FOR LISTED BUILDING CONSENT

Appeal under Section 20 of the
Planning (Listed Buildings and Conservation Areas) Act 1990

(3) APPLICATION FOR CONSERVATION AREA CONSENT

Appeal under Section 20 of the
Planning (Listed Buildings and Conservation Areas) Act 1990

(4) APPLICATION FOR CERTIFICATE OF LAWFUL USE

Appeal under Section 195 of the
Town and Country Planning Act 1990

(5) APPLICATION FOR APPROVAL OF DETAILS OF DEMOLITION

Appeal under Section 78 of the
Town and Country Planning Act 1990

Notes:

Appeals must be submitted to the Department of the Environment within 6 months.

The Six Month Period For Appeal runs from the "Date To Be Decided By" overleaf,
which is the date 8 weeks from receipt of the application.

Appeals must be submitted to and appeal forms may be obtained from:

**The Planning Inspectorate,
Tollgate House,
Houlton Street,
Bristol,
BS2 9DJ**

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. TP/98/0932/M/20
PLANNING SERVICES COMMITTEE 06/07/1999 AGENDA ITEM NO. 98

ADDRESS

8 PENZANCE PLACE,
KENSINGTON, W.11

APPLICATION DATED 18/05/1998

APPLICATION COMPLETE 20/05/1998

APPLICATION REVISED N/A

RECOMMENDATION
ADOPTED.

APPLICANT/AGENT ADDRESS:

BB Partnership,
The Trafalgar,
17 Remington
Street,
London
N1 8DH

CONSERVATION AREA Norland

CAPS Yes

ARTICLE '4' No

WARD Norland

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 13

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant Mr. D. Jackson

PROPOSAL:

Retention of existing roof stairhousing structure and the raising of the rear parapet wall.

RBK&C Drawing No(s): TP/98/0932/A

Applicant's Drawing No(s): CEH/X/01 and CEH/X/02 (proposed elevations and section)

RECOMMENDED DECISION: 1. Subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990, to ensure tht the rear parapet wall of No. 8 Penzance Place, Kensington W.11 is raised within three months of the date of this permission and contemporaneously with the erection of a parapet wall at No. 6 Penzance Place.

2. Grant Planning Permission to retain the existing roof stair housing structure and raise the existing rear parapet wall.

APPROVED BY
PLANNING SERVICES CTTEE
SUBJECT TO S.106
JUL 6 1999
CONSENT REF.....

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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 (C071)**
Reason - To ensure a satisfactory standard of external appearance (R071)

INFORMATIVES

1. I09
2. I10
3. I21
4. I30
5. I31
6. I08

1.0 SITE

- 1.1 The property known as 8 Penzance Place is located in a terrace known as 2-12 (even) Penzance Place, approximately 20 metres from its junction with Pottery Lane and almost opposite "Orsino" restaurant in Portland Road, which was formerly known as the "Portland Arms".
- 1.2 The property comprises basement and three upper floors and is a single family dwelling house located within the Norland Conservation Area.

2.0 PROPOSAL

- 2.1 The proposal seeks to retain a roof access structure that has been erected on the roof of the premises, and raise the height of the rear parapet wall.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The Council granted Planning Permission in 1994, for the erection of a basement and ground floor rear addition, basement conservatory and alterations to the roof, which included the erection of a stair housing structure at the rear of the roof.
- 3.2 The applicant advised the Council in November 1996 that his builders had not constructed the stair housing structure in accordance with the approved drawings. The Council's Enforcement Officer visited the premises in January 1997 and following several meetings advised the applicant to submit a planning application to retain the structure.
- 3.3 The current planning application was submitted to the Council seeking to retain the roof housing structure as it had been constructed.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations that have to be addressed when determining this proposal concern the effect of the stair housing structure will have upon the character and appearance of the property and the Conservation Area.
- 4.2 The relevant Unitary Development Plan policies relating to this proposal are:

STRAT 5 and 6 Protection, preservation and enhancement within
Conservation Areas.

CD52) Preservation and enhancement of the character and
CD53) appearance of the Borough and its Conservation Areas

CD56 Small scale development

- 4.3 The Planning Permission granted in 1994 allowed the erection of a rear roof stair housing access which would be constructed to the height of the existing rear roof parapet wall which measured 1.3 metres in height. The structure was to contain a flat roof which would join the rear parapet wall at an angle of 90 degrees.
- 4.4 The roof structure that has been erected contains a pitched roof that, at its highest point, rises 1200mm above the height of the rear parapet wall. The full 1200mm height is set back 2 metres from the rear parapet wall.
- 4.5 The roof structure is just visible from street level when viewed from the rear of the property. The applicant, following several meetings with Council officers revised his proposal to incorporate the raising of the rear parapet wall by 525mm, so it would be the same height as the rear parapet walls of the other properties in the terrace, other than the adjoining property, No. 6 Penzance Place.
- 4.6 It was considered that whilst the raising of the parapet wall would lessen the effect of the roof housing structure, it created another problem by drawing attention to No. 6 Penzance Place which would be the only property at the rear with a lower rear parapet wall.
- 4.7 The applicant was advised that without both parapet walls being raised, the proposal could not be considered to resolve the matter, nor maintain the character or appearance of the terrace. It was suggested that both parapet walls should be raised and that a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 be entered into, ensuring both parapet walls were raised with the one at No. 6 Penzance Place, being constructed at the same time as No. 8 Penzance Place. The applicant has advised the Council of his willingness to enter into such an agreement, and submitted a planning application seeking to raise the rear roof parapet of No. 6 Penzance Place, which is presented to the Planning Services Committee on this agenda.
- 4.8 The Council seeks to maintain and enhance the character and appearance of the Borough with STRATS 5 and 6 of the Unitary Development Plan outlining the general policy with Policies CD52 and CD53 of the "Conservation and Development" Chapter developing the general policy.
- 4.9 It is considered that the roof stair housing structure that has been erected will not have a detrimental effect upon the character or appearance of the property or the terrace, if the rear parapet walls of both Nos. 6 and 8 Penzance Place are raised in height, thus creating a uniformed rear parapet profile at the rear of the terrace. The raised parapet level will also serve to mask the initial impact of the pitched roof of the structure, which diminishes as it angles away from the

rear parapet wall. The proposal is therefore considered to be consistent with the Council's policies.

5.0 PUBLIC CONSULTATION

5.1 The Council notified 13 addresses of the proposal and has, to date, received no letters commenting upon it.

6.0 RECOMMENDATION

6.1 Grant planning permission.

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

List of Background Papers:

The contents of file TP/98/0932 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: AP
Report Approved By: RT/LAWJ
Date Report Approved: 17/06/1999**

PSC.99.07.Rep.AP

File

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

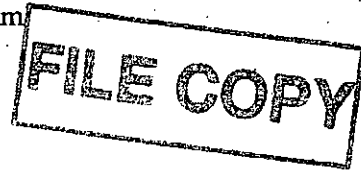
BB Partnership,
The Trafalgar,
17 Remington Street,
London
N1 8DH

Switchboard: 0171-937-5464
Direct Line: 0171-361-2734
Extension: 2734
Facsimile: 0171-361-3463

17 AUG 2000

My Ref: TP/98/0932/M/33/98
Your Ref:

Please ask for: North Area Team



Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Permission for Development (Conditional) (DP1)

The Borough Council hereby permit the development referred to in the under mentioned schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by those plans or by the said conditions. Your attention is drawn to the enclosed information sheet.

SCHEDULE

DEVELOPMENT: Retention of existing roof stairhousing structure and the raising of the rear parapet wall.

SITE ADDRESS: 8 PENZANCE PLACE, KENSINGTON, W.11

RBK&C Drawing Nos: TP/98/0932/A

Applicant's Drawing Nos: CEH/X/01 and CEH/X/02 (proposed elevations and section)

Application Dated: 18/05/1998

Application Completed: 20/05/1998

Application Revised: 12/08/1998

**FULL CONDITION(S), REASON(S) FOR THEIR IMPOSITION AND INFORMATIVE(S)
ATTACHED OVERLEAF**

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 (C071)**
Reason - To ensure a satisfactory standard of external appearance (R071)

INFORMATIVE(S)

1. Planning Permission is hereby granted for the development as shown on the approved drawings and subject to the Conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further permission. You are advised to consult the Directorate of Planning Services before commencing work. (I09)

2. Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act 1990, as amended. (I10)

3. Separate approval for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)

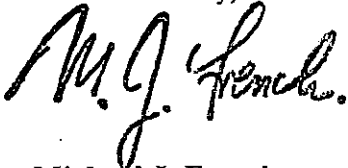
4. Demolition and building works are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of work, may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I30)

5. Your attention is drawn to the British Standards Code of Practice for Demolition, and the Environmental Protection Act 1990 relating to nuisances, the observation of which should considerably reduce the risks and nuisance inherent in demolition work (particularly in relation to fire hazards arising from the practice of burning materials on site) both to operatives on site and to the general public. (I31)

6. In granting this permission the Council has had regard to Planning Obligation(s) under Section 106 of the Town and Country Planning Act 1990, as amended. (I08)

7. 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 CD52, CD53 and CD56. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

APPENDIX FIVE

PROPOSAL DOCUMENTS

3. PARTICULARS OF APPLICATION

State whether this application is for:

State Yes or No

(i) Outline planning permission

NO



(ii) Full planning permission

YES

(iii) Renewal of temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

NO



If "Yes" strike out any of the following which are not to be determined at this stage

- | | |
|----------------|------------------------|
| 1. Siting | 4. External appearance |
| 2. Design | 5. Means of access |
| 3. Landscaping | |

If "Yes" state the date and number of previous permission and identify the previous condition.

Date.....Number.....

The Condition.....

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State :-

(i) Present use of buildings/land

DOMESTIC HOUSE

(ii) If vacant the last previous use and period of use with relevant dates.

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS, ETC; forming part of this application

CEH/R/01, 10, 11, 20 + 21

6. ADDITIONAL INFORMATION

State Yes or No

(a) Is the application for non-residential development

NO

If "Yes" complete PART THREE of this form (See PART THREE for exemptions)

(b) Does the application include the winning and working of minerals

NO

If "Yes" complete PART FOUR of this form

(c) Does the proposed development involve the felling of any trees

NO

If "Yes" state numbers and indicate precise position on plan

(d) (i) How will surface water be disposed of ?..... EXISTING COMPANY DRAINS

(ii) How will foul sewage be dealt with ?..... EXISTING COMPANY DRAINS

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls..... LONDON STOCK BRICK (SECOND HAND), RENDER CI GLASS

(ii) Roof..... SLATE, LEAD & GLASS

(iii) Means of enclosure..... -

We hereby apply for (strike out whichever is inapplicable)

(a) Planning permission to carry out the development described in this application and the accompanying plans in accordance therewith

(b) Planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of the land already instituted as described in this application and accompanying plans.

Signed..... on behalf of..... BB PARTNERSHIP..... Date 29.11.00

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See Notes For Applicants)

Certificate A: Where all the land/building is owned* by the applicant

Certificate B: Where some or all of the land/building is not owned* by the applicant but the name and address of the owner(s) is known.

Certificate C: Where some or all of the land is not owned* by the applicant and where the ownership of only part of the remainder is known.

Certificate D: Where some or all of the land/building is not owned* by the applicant and the applicant has not been able to find out who owns it.

* Freeholder or leaseholder with more than 7 years to run.

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7**

Complete only one certificate, either A, B, C or D to accompany your application
(see notes for applicants)

CERTIFICATE A

I certify that:

- No person other than the applicant was an owner (a) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.
- None of the land to which this application relates constitutes or forms part of an agricultural holding.

Signed:



On behalf of: **BB PARTNERSHIP** Date: **29.11.00**

CERTIFICATE B

I certify that:

- I have/The applicant has given requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.
- None of the land to which the application relates constitutes or forms part of an agricultural holding.

Owner's name

Address at which notice was served

Date on which notice was served

PLANNING

Signed:

On behalf of:

Date:

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1990
CERTIFICATE UNDER ARTICLE 7

CERTIFICATE C

I certify that:

- I/The applicant cannot issue a Certificate A or B in respect of the accompanying application.
- I have/The applicant has given the requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's name | Address at which notice was served | Date on which notice was served |
|--------------|------------------------------------|---------------------------------|
| | | |

- I have/The applicant has taken all reasonable steps open to me/him/her to find out the names and addresses of the owners (a) of the land, or of a part of it, but have/has been unable to do so. These steps were as follows (b):
- Notice of the application, as attached to this Certificate, has been published in the (c):
- on (d):

Signed:

On behalf of:

Date:

CERTIFICATE D

I certify that:

- I/The applicant cannot issue a Certificate A in respect of the accompanying application.
- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, on the day 21 days before the date of the application, was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows (b):
- Notice of the application, as attached to this certificate, has been published in the (c):
- on (d):

Signed:

On behalf of:

Date:

Notes:

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

Insert:

(b) description of steps taken

(c) name of newspaper circulating in the area where the land is situated

(d) date of publication (which must be not earlier than the 21 days before the date of the application)

PLANNING AND CONSERVATION

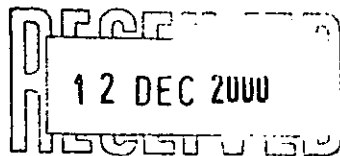
THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



BB Partnership,
The Trafalgar,
17 Remington Street,
London,
N1 8PH



Switchboard: 020-7937-5464
Direct Line: 020-7361-3651
Extension: 3651
Facsimile: 020-7361-3463

**KENSINGTON
AND CHELSEA**

Date: 8 December 2000

My Ref: **DPS/DCN/PP/00/02797** Your ref: Please ask for: Mr. A. Paterson

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application for Planning Permission at: 8 Penzance Place, London, W11 4PA
Proposal: Extension to roof to provide studio space.

Dated: 29/11/2000
Fee Received: £95.00

Complete: 05/12/2000 Decision due by: 30/01/2001

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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KENSINGTON
AND CHELSEA

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Switchboard: 020-7937-5464
2079/2880 Extension:
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/00/02797/AP

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 8 Penzance Place, London, W11 4PA

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

Extension to roof to provide studio space.

Applicant Mr. D. Jackson, 8 Penzance Place, London, W.11

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation