

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Michael Collins,
MCA Interiors,
30 Ennismore Avenue,
London,
W4 1SF

MWR

APPLICATION NO: PP/00/02773

APPLICATION DATED: 30/11/2000

DATE ACKNOWLEDGED: 5 December 2000

APPLICATION COMPLETE: 04/12/2000

DATE TO BE DECIDED BY: 29/01/2001

SITE: 85 Walton Street, London, SW3 2HP

PROPOSAL: Replacement of existing shopfront. No change of use.

ADDRESSES TO BE CONSULTED

- 1. 81 - 89 (ODD) 158 - 166 (EVEN) WALTON ST.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

10 ✓

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

✓
CBB
7/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 85 WALTON STREET

POLLING DISTRICT RA

- | | | | | |
|-----|--|----------|--------|--|
| HB | Buildings of Architectural Interest | PP002773 | 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 | | | | | |
| 18 | | | | | | | | | ✓ | | | | | | |

| |
|---|
| 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:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer

| | | | |
|--------------------|------------------|--------------------------|---------|
| | 81/83 | Walton Street | SW3 2HP |
| | 87/89 | Walton Street | SW3 2HP |
| 1st/2nd Floor Flat | 81 | Walton Street | SW3 2HP |
| | 83 | Walton Street | SW3 2HP |
| | 85 | Walton Street | SW3 2HP |
| | 87 | Walton Street | SW3 2HP |
| | 89 | Walton Street | SW3 2HP |
| | 158 | Walton Street | SW3 2JL |
| | 160 | Walton Street | SW3 2JL |
| | 162 | Walton Street | SW3 2JL |
| 1st Floor Flat | 164 | Walton Street | SW3 2JL |
| | 166 | Walton Street | SW3 2JL |

Total Number of Properties Found ~~12~~
10

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02773/ALS **CODE A1**

Room No:

Date: 7 December 2000

DEVELOPMENT AT:

85 Walton Street, London, SW3 2HP

DEVELOPMENT:

Replacement of existing shopfront. No change of use.

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

The Occupier
FILE COPY
FILE
FILE

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080
Facsimile: 020-7361- 3643
Date: 7 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02773/ALS

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 85 Walton Street, London, SW3 2HP

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

Replacement of existing shopfront. No change of use.

Applicant Elias Cleaners Ltd., 68 St. Johns Wood High Street, London, NW8 7SN

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 Ladbrooke Grove, London W11 (under the Westway near Ladbrooke 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

REASON FOR DELAY

CASE NO. PP/00/2993

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) Design
[highlight one or all] (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)

88 Walton Street

Side of street

Proposals to remove a
modern shopfront with
narrow door

replace with plate glass
shopfront with wider
door

Involves installation of
a deeper fascia

New sign mounted
on fascia

(Subject of separate
application)

2 or ↑ height of
fascia

See on site
at 88 Walton Street
Friday 15th Dec



✓

RBKC District Plan Observations CONSERVATION AND DESIGN

| | | | | |
|--------------------------------------|----------------------|-----------|------------|---------------|
| Address 85 Walton Street | Appl. No. 00/2773 | L.B. — | C.A. 18 | N C S ✓ |
| Description New Shopfront & signs | | Code S | | |

No problems here. Shopfront proportions very similar to the existing.
Good quality material proposed for frame.

Slight increase in height of fascia acceptable as there is no established pattern in this part of the street.

Method of sign illumination is discreet.

Approve SD 11/12/00

NOTICE OF A PLANNING APPLICATION

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



Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

**KENSINGTON
AND CHELSEA**

(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/00/02773/ALS

Date: 15/12/2000

85 Walton Street, London, SW3 2HP

Replacement of existing shopfront. No change of use.

APPLICANT Elias Cleaners Ltd.,

Lamp post
15/12
exp 11

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

To: Chief Administrative Officer (Planning) Date: 4 January 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02773 /MINR
Applicant's Ref: 249.
Application Date: 30/11/2000 Complete Date: 04/12/2000 Revised Date:
Applicant: Michael Collins, MCA Interiors, 30 Ennismore Avenue, London,
W4 1SF
Address: 85 Walton Street, Chelsea, SW3 2HP

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 | |

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of a new shopfront

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02773
Applicant's drawing(s) No. 249/01 rev A



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.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

85-1
Laws 5.1.01

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

1. I11
2. I21
3. I30
5. I46
4. 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 CD63. (I51)

DELEGATED REPORT

Address 85 Walton Street

Reference 11/00/2773

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

continued

D4/51(a)

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 Around

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 *ALS*

Date

Agreed

BC/ALS
S.I. J.

1.0 THE SITE

85 Walton Street is a ground floor shop unit within a three storey building on the south side of the street, and is part of the continuous stretch of shops which runs from First Street to Draycott Avenue. It is within the Chelsea conservation area.

2.0 PLANNING CONSIDERATIONS

The relevant policies are CD52, CD53 and CD63.

The existing shopfront is modern, with plate glass windows and a single door and a separate entrance to the upper parts. There is an externally illuminated projecting sign mounted on the fascia.

It is proposed to replace the shopfront with a chrome framed plate glass shopfront with a wider single door, retaining the separate entrance to the upper parts. The design of the shopfront is considered to be acceptable, and it is considered that it would not harm the character or appearance of the conservation area.

The access into the shop is level at present and would remain so, and the door exceeds 900mm clearance. Hence access for disabled people is considered to be adequate.

Alterations are proposed to the height of the fascia and a new projecting sign. These are the subject of a parallel application for control of advertisement consent.

It is considered that the proposal would not result in any loss of amenity to any neighbouring occupiers.

3.0 CONSULTATION

Occupiers of 10 neighbouring properties have been notified of the proposal. No representations have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report by ALS

Approved by *B/ Wros*
5/1/01