

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CHISE

APPLICANT:

Geoff Beardsley & Partners Ltd.,
4 Whitton Road,
Twickenham,
Middlesex
TW1 1BJ

APPLICATION NO: PP/00/02777

APPLICATION DATED: 30/11/2000

DATE ACKNOWLEDGED: 5 December 2000

APPLICATION COMPLETE: 04/12/2000

DATE TO BE DECIDED BY: 29/01/2001

SITE: 23 Campden Grove, London, W8 4JQ

PROPOSAL: New front access steps to lower ground floor and associate work to front garden to match adjacent property at No. 24 Campden Grove.

ADDRESSES TO BE CONSULTED

1. 23, 24, 25, 17-20 (incl) CAMPDEN GROVE
- 2.
3. 76 HORNTON ST.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

11

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

Ug 8/12

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 23 CAMPDEN GROVE

POLLING DISTRICT 1A

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
6.																	

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

The Occupier
FILE COPY
FILE
FILE

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643

Date: 7 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCC/PP/00/02777/LR

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 23 Campden Grove, London, W8 4JQ

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

New front access steps to lower ground floor and associate work to front garden to match adjacent property at No. 24 Campden Grove.

Applicant R. Tahta, 23 Campden Grove, Kensington, London, W.8

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

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 **KENSINGTON
AND CHELSEA**
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/00/02777/LR Date: 15/12/2000

23 Campden Grove, London, W8 4JQ

New front access steps to lower ground floor and associate work to front garden to match adjacent property at No. 24 Campden Grove.

APPLICANT R. Tahta,

*builders
fence
14/12*

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02777/LR

CODE A1

Room No:

Date: 8 December 2000

DEVELOPMENT AT:

23 Campden Grove, London, W8 4JQ

DEVELOPMENT:

New front access steps to lower ground floor and associate work to front garden to match adjacent property at No. 24 Campden Grove.

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
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RBKC
District Plan Observations
CONSERVATION AND DESIGN

Address	23, Campden Grove, W8.	Appl. No.	06/2777/LR	L.B.	-	C.A.	6	N	✓
Description	new front access steps	Code	varro. wres.	G				C	✓
								S	✓

This is as agreed before.

Dimensions OK., as neighbour (24).

we should condition details of paving. Any landscaping - samples
no objection subject to conditions re. the above

J.

18/12/00

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

AC
DPI.

To: Chief Administrative Officer (Planning) Date: ^a 27 February 2001
From: The Executive Director, Planning & Conservation
Our Ref: PP/00/02777 /CHSE
Applicant's Ref:
Application Date: 30/11/2000 Complete Date: 04/12/2000 ~~Revised Date:~~
Applicant: Geoff Beardsley & Partners Ltd., 4 Whitton Road, Twickenham, Middlesex
TW1 1BJ
Address: 23 Campden Grove, London, W8 4JQ

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) - <u>8th Schedule development</u> | 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
13 FEB 2001

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Enlargement of existing front lightwell and formation of access steps from garden level to basement level.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02777
Applicant's drawing(s) No. 2004/L2 and 2004/L3

I hereby determine and grant/refuse this application (subject to HBM/C 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

PP/00/02777: 1

hewes
8/2/01.

Mc 8/2/01.

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **Details and samples of the front railings and paving respectively shall be submitted to and approved in writing by the Executive Director, Planning and Conservation prior to the commencement of the development, and tree work**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

shall be carried out & maintained only as so approved.

INFORMATIVES

1. I10
2. I11
3. I21
4. I30
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, CD44, CD52 and CD53.(I51)

DELEGATED REPORT

Address

23 Campden Grove

Reference

PP/00/2777

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 Accord

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 *LR*

Date

Agreed *PK/LAWY*
8-2-01

1.0 THE SITE

- 1.1 No.23 Campden Grove is a three storey plus basement, mid-terrace property located on the south side of the road, close to the junction with Hornton Street. The property is in use as a single dwelling. It is located within the Kensington Conservation Area.

2.0 PLANNING CONSIDERATIONS

- 2.1 The main consideration relate to the effect of the proposed development on the character and appearance of the Conservation Area. The relevant policies would be CD25, CD44, CD52 and CD53 of the UDP.
- 2.2 The application property is located within a short terrace of five properties of which Nos.24,25 and 26 have existing enlarged front lightwells. These lightwells are of similar designs and proportions, and retain the homogeneous appearance of the terrace. The proposed enlargement and introduction of steps to the front lightwell to the application property would replicate, as a mirror image, the dimensions of the existing lightwell to the adjacent property, No.24, thereby reinforcing the visual homogeneity of the terrace.
- 2.3 The proposed alterations to the front lightwell would enhance the appearance of the terrace and Conservation Area. The proposed works are not considered to affect the amenities of adjoining residential properties.

3.0 CONSULTATION

- 3.1 A site notice has been displayed and eleven letters of notification have been sent to the occupiers of neighbouring properties in Campden Grove and Hornton Street. To date, no responses have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

① PC
② UR
JY 23/2

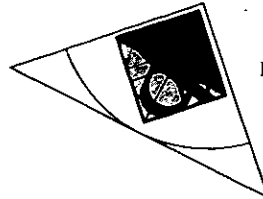


GEOFF BEARDSLEY & PARTNERS LTD
ARCHITECTS, INTERIOR DESIGNERS
QUANTITY SURVEYORS

4 Whitton Road, Twickenham, Middlesex TW1 1BJ

Tel: 020-8891 3139 Fax: 020-8891 3307

E-Mail: user@gbparchitects.demon.co.uk



At Cheltenham:
Rosedale House, 5 Horsefair Street
Charlton Kings
Cheltenham, Glos GL53 8JF

MJ/JS

21st February 2001

Department of Planning & Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(101)		22 FEB 2001					
APPEALS	IO	REG	ARB	FWD PLN	GON DES	FEEB	

Dear Sirs,

23 Campden Grove, Kensington, W8 / Ref: PP/00/02777/CHSE

In accordance with condition 4 of the above consent; we herewith submit samples of the front railings and paving slabs.

Subject to your approval of these samples, could you please confirm so in writing.

Yours faithfully,

M. Johnson
Geoff Beardsley & Partners Ltd.

Enc.

DIRECTORS

**PLANNING AND CONSERVATION
INTERNAL MEMORANDUM**

TO: Helena Benes **ROOM NO:** Design and Conservation
CC:
FROM: Louise Reid **ROOM NO:** 325
TELEPHONE: 0207-361-2011 **CONNECT:**
DATE: 26 February 2001 **REF:** PP/00/2777/LR
SUBJECT: 23 Campden Grove, W8

These samples relate to the planning permission granted for the alterations to the front lightwell only. Could you please let me know if you find the samples satisfactory.

Thanks.

Louise,

- 1) The paving samples are fine.
- 2) The railing head detail is not identical, but is acceptable here in my view.
I trust the railings will be black painted.

J.

26/2/01

~~NOT FOR CONSERVATION DUE 1995~~

PLANNING AND CONSERVATIONTHE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

M Johnson
Geoff Beardsley & Partners Ltd
4 Whitton Road
Twickenham
Middlesex
TW1 1BJSwitchboard: 0207-937-5464
Extension: 2011
Direct Line: 0207-361-2011
Facsimile: 0207-361-3463
Email: plnr@rbkc.gov.uk

19 March 2001

**THE ROYAL
BOROUGH OF****KENSINGTON
AND CHELSEA**

My reference: PCS/DCC/PP/02 Your reference:
777/LR

Please ask for: Ms W L Reid


Dear Sir

Town and Country Planning Act 1990
Re: 23 Campden Grove, W.8

I acknowledge receipt of your letter dated 21st February and the accompanying paving and railing final samples, submitted as a requirement of a condition of planning permission for works to the above property, approved on 13th February 2001, Reference PP/00/02777.

I confirm that the details shown are considered acceptable and that you have complied with Condition 04 of the planning permission. The railings should be painted black to ensure the character and appearance of the Conservation Area is preserved.

Yours faithfully


M J French
Executive Director
Planning and Conservation



**FRONT LIGHT-WELL TO ADJACENT
PROPERTY, No. 24 CAMPDEN GROVE.**

**R.B.K. & C.
TOWN PLANNING**

- 1 DEC 2000

RECEIVED

PP002777



Geoff Beardsley & Partners
ARCHITECTS, INTERIOR DESIGNERS
AND QUANTITY SURVEYORS

4 WHITTON ROAD, TWICKENHAM, MIDDLESEX TW1 1BJ
TELEPHONE: 0181-891 3139 (5 lines)
FACSIMILE: 0181-891 3307

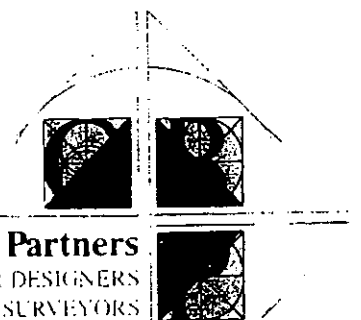
**23 CAMPDEN GROVE
KENSINGTON
LONDON W8**



FRONT LIGHT-WELL TO ADJACENT
PROPERTY, No. 24 CAMPDEN GROVE.

R.B.K. & C.
TOWN PLANNING
- 1 DEC 2000
RECEIVED

PP002777



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