

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

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

CHASE

APPLICATION NO: PP/00/02778

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: Building new second floor to rear extension and new front steps to lower ground floor.  
(Scheme Y)

ADDRESSES TO BE CONSULTED

1. 23, 24, 25, 17-20 (inc.) CAMPDEN GROVE
- 2.
3. 68-76 (even) HURSTON STREET.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

15

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

Jg 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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces required	
	Spaces proposed	

**Notes:**

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# 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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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

The Occupier  
FILE  
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/00/02778/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

**Building new second floor to rear extension and new front steps to lower ground floor.  
(Scheme Y)**

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.

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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/00/02778/LR

Date: 15/12/2000

**23 Campden Grove, London, W8 4JQ**

Building new second floor to rear extension and new front steps to lower ground floor.  
(Scheme Y)

**APPLICANT** R. Tahta,

*builders  
fence  
14/12*

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02778/LR**

**CODE A1**

**Room No:**

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**Date: 8 December 2000**

**DEVELOPMENT AT:**

**23 Campden Grove, London, W8 4JQ**

**DEVELOPMENT:**

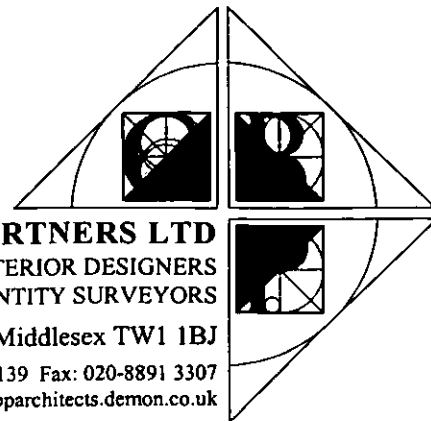
**Building new second floor to rear extension and new front steps to lower ground floor.  
(Scheme Y)**

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

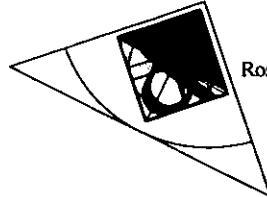


**GEOFF BEARDSLEY & PARTNERS LTD**  
ARCHITECTS, INTERIOR DESIGNERS  
QUANTITY SURVEYORS

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

30<sup>th</sup> November 2000

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

PP002778

Dear Sir,

**23 Campden Grove, Kensington, W8**

In respect of the above, please receive our application for full planning permission.

To support our application we enclose the following: -

1. Application form TP1 and Certificate A, duly completed.
2. Four copies each of drawing 2004/1, 4, 13 and 14 and location plan L1.
3. Copies of photographs of existing front and rear elevations and external access steps to the lower ground floor.
4. Cheque for £95 as the application fee

Yours faithfully,

M. Johnson, Dip Arch RIBA  
Geoff Beardsley & Partners Ltd.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
- 1 DEC 2000							
APPEALS	IO	REC	ARB	FW'D PLN	CON DES	FEES	

Enc.

**DIRECTORS**

G C Beardsley, Architect RIBA Dip Arch (Hons) · M Johnson, Architect RIBA Dip Arch (Hons) · V E Barber, Architect RIBA Dip Arch (Hons)  
Registered Office: Ashley House, 18-20 George Street, Richmond Surrey TW9 1HD  
23Campden-RBKen&Chelsea2-30Nov Company Registration No. 02149424, England VAT No. 649 9656 65



# RBKC

## District Plan Observations CONSERVATION AND DESIGN

Address <i>23, Campden Green</i>	Appl. No. <i>00/2778/LR</i>	L.B. <i>-</i>	C.A. <i>6</i>	N <i>a</i> S
Description <i>Front steps and rear extension</i>	Code <i>G</i>	<i>X</i>		

1) Front steps, etc fine - Please consider details (if we approve) see my advice under <sup>00/2777</sup>

2) Rear extension form is not as modest and un-noticable as that previously negotiated, as the whole thing was 'hand and go', I would prefer the side hip as well as dormer's on previous application + <sup>00/2779</sup>.  
I'm happy to discuss.

*18/12/00*



## REASON FOR DELAY

CASE NO. 06/2278

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..... known <sup>2 weeks.</sup>

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<br>[ <i>highlight one or all</i> ]                 | (i) Design<br>(ii) Transportation<br>(iii) Policy<br>(iv) Environmental Health<br>(v) Trees<br>(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.....  |   |

*OTHER CONDITIONS FOR PROXY  
(i.e. ADDITIONAL PLANNING + GENERAL  
WORKLOAD PRESSURE*

Signed..... house Reed ..... (Case Officer)

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# 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  
76 Hornton Street,  
London  
W8 4NU

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:

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R.B.K. & C.  
TOWN PLANNING

- 1 DEC 2000

RECEIVED



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

PP002778

23 CAMPDEN GROVE  
KENSINGTON  
LONDON W8

**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





FRONT ELEVATION



REAR ELEVATION

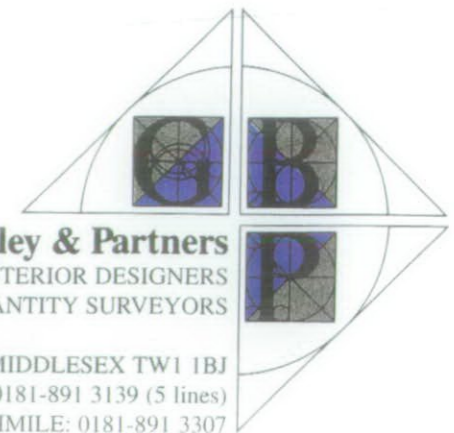
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R.B.K. & C.  
TOWN PLANNING  
- 1 DEC 2000  
RECEIVED

STATIONER  
100  
100



REAR ELEVATION TO  
HORNTON STREET & CAMPDEN GROVE

PP002778

23 CAMPDEN GROVE  
KENSINGTON  
LONDON W8

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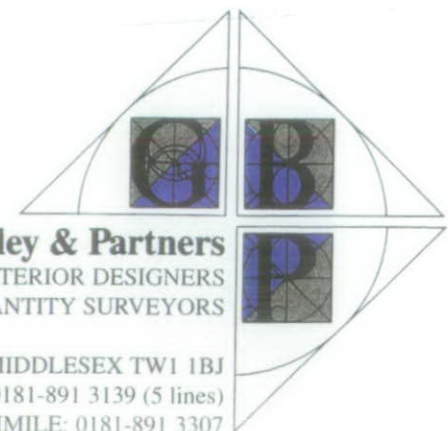
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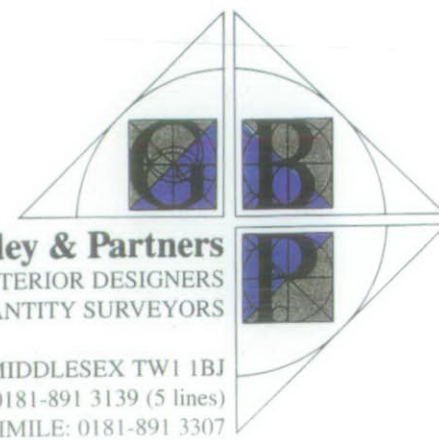
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REAR ELEVATION TO  
HORNTON STREET & CAMPDEN GROVE

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