

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Marston & Langinger Ltd.,  
192 Ebury Street,  
London,  
SW1W 8UP

CHISE

APPLICATION NO: PP/00/02780

APPLICATION DATED: 30/11/2000

DATE ACKNOWLEDGED: 5 December 2000

APPLICATION COMPLETE: 05/12/2000

DATE TO BE DECIDED BY: 30/01/2001

SITE: 38 Cadogan Place, London, SW1X9RX

PROPOSAL: Construction of an orangery with hipped roof and flat roof on sides.

ADDRESSES TO BE CONSULTED

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

As P/00/02244

22

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

✓  
7/12

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

✓  
7/12  
DR

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 38 Cadogan Pl.

38 CADOGAN PLACE

POLLING DISTRICT RA

PP002780

- |     |  |        |  |
|-----|--|--------|--|
| 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						
14A	II															

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:**

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02780/JS**

**CODE 1D**

**Room No:**

---

**Date: 7 December 2000**

**DEVELOPMENT AT:**

**38 Cadogan Place, London, SW1X9RX**

**DEVELOPMENT:**

**Construction of an orangery with hipped roof and flat roof on sides.**

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)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

**M.J. French**

Executive Director, Planning & Conservation

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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

---

File Copy

020-7361- 2079/2080

020-7361- 3643

Switchboard: 020-7937-5464

Extension: 079/2080

Direct Line:

Facsimile:

Date: 7 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02780/JS

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 38 Cadogan Place, London, SW1X9RX**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

### **Proposal for which permission is sought**

**Construction of an orangery with hipped roof and flat roof on sides.**

**Applicant Mr. & Mrs. Lacerte, 38 Cadogan Place, London, S.W.3**

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***

# REASON FOR DELAY

CASE NO. PP/00/2780

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  
*[highlight one or all]*
  - (i) Design
  - (ii) Transportation
  - (iii) Policy
  - (iv) Environmental Health
  - (v) Trees
  - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

# 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:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

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/00/02780/JS

Date: 15/12/2000

38 Cadogan Place, London, SW1X9RX

Construction of an orangery with hipped roof and flat roof on sides.

APPLICANT Mr. & Mrs. Lacerte,

*rgs*  
*ALB 15/12*

Site Visit.	18/1/01.
John Shearman } Nick Corbett. } RBHC Bethina Pesci — Agent.	

Consentory acceptable.

However double glazing may not be acceptable. Agent to submit details of glazing bars to allow us to assess whether double glazing might be acceptable. Presumption against double glazing but low level location





ENGLISH HERITAGE

Director of Planning & Transportation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your refs: LB/00/02781  
Our ref: LRS/537/38  
Contact: P Calvocoressi  
Direct Dial: 020-7973-3763

For the attention of J Shearman

28 DEC 2000

Dear Sir/Madam

**Planning (Listed Buildings and Conservation Areas) Act, 1990:  
38 CADOGAN PLACE, SW1X 9RX**

*Applicant:* Mr & Mrs Lacerte  
*Grade of building(s):* II  
*Proposed works:* Construction of a orangery with hipped roof and flat roof on sides.

*Drawing numbers:* A1, A2, B & C1

*Date of application:* 30.11.2000  
*Date of referral by Council:* 07.12.2000  
*Date received by English Heritage:* 13.12.2000  
*Date referred to GOL:* 14.12.2000

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
74		27 DEC 2000				JA	
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEE	

**You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.**

Yours faithfully

P Calvocoressi  
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him.  
Signed J L R  
Date 19/12/00

LR/F



192 EBURY STREET LONDON SW1W 8UP  
TEL: 020 7824 8818 FAX 020 7824 8757

CRS  
19/1

Mr John Shearman  
The Royal Borough of Kensington and Chelsea  
Planning and Conservation  
The Town Hall  
Hornton Street  
London W1 7NX

17 January 2001

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK	
(56)		19 JAN 2001						
APP	IO	REC	ARB	FWD PLN	CON DES	FEES		

38 CADOGAN PLACE

Dear Mr Shearman

Planning Application and Listed Building Consent - Ref. PP/00/02244

P. Pesci / JS

Thanks for meeting me on site this morning.  
Following our discussion please find enclosed the drawings for the double or single glazing details.  
Should you have any queries do not hesitate to contact me.

Yours sincerely

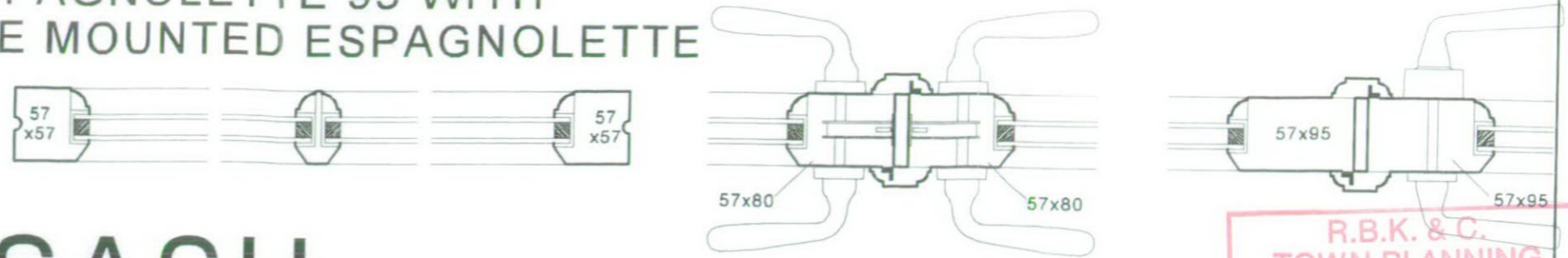
*Bettina Pesci*

Bettina Pesci  
Designer  
MARSTON & LANGINGER LIMITED  
Bettina.pesci@marston-and-langinger.com

Not convinced.  
Can we please have  
1:1 ~~only~~ factors or  
sample of glazing bars?  
I think the secondary  
glazing option is better  
and this would be acceptable  
NPK 24.07.01

88 BOTTOM RAIL IF OPENABLE FANLIGHT  
MINIMUM MEETING STILE IS 80mm WITH FLUSH  
ESPAGNOLETTE 95 WITH  
SURFACE MOUNTED ESPAGNOLETTE

# SASH



R.B.K. & C.  
TOWN PLANNING  
19 JAN 2001  
RECEIVED

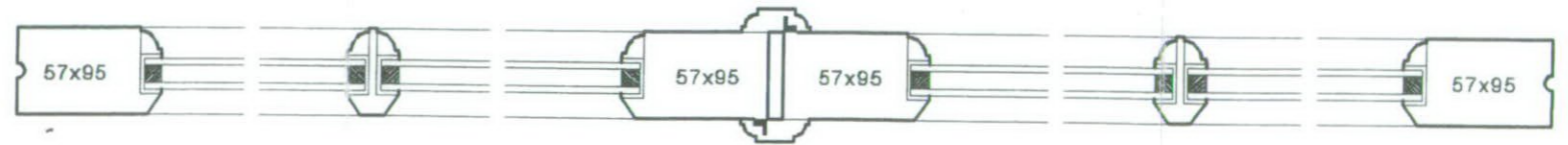
# SASH, MEETING STILES



# DITTO SIDE HUNG



# DOOR, MEETING STILES



# DOOR BOTTOM SASH AND FANLIGHT



MINIMUM MEETING STILE IS 80mm WITH FLUSH ESPAGNOLETTE SCALE 1:50

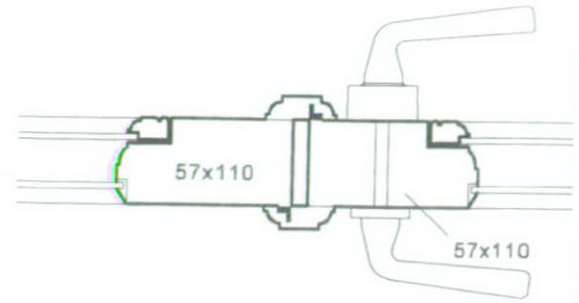
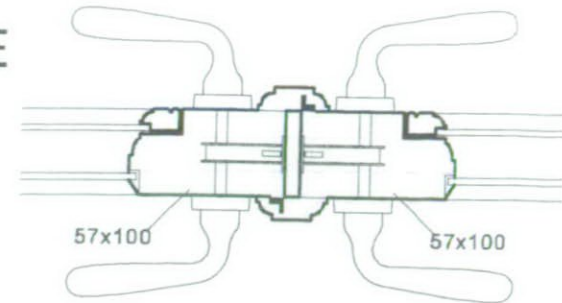
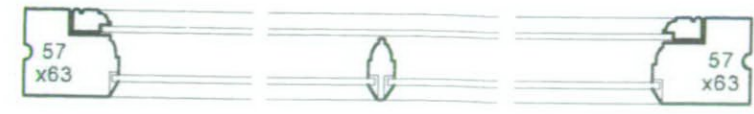
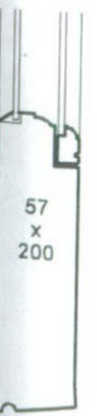
# DOUBLE GLAZED SASHES

68 BOTTOM RAIL IF OPENABLE FANLIGHT  
MINIMUM MEETING STILE IS 100mm WITH FLUSH  
ESPAGNOLETTE 110 WITH  
SURFACE MOUNTED ESPAGNOLETTE

R.B.K. & C.  
TOWN PLANNING  
19 JAN 2001  
RECEIVED

DOOR BOTTOM

SASH AND FANLIGHT



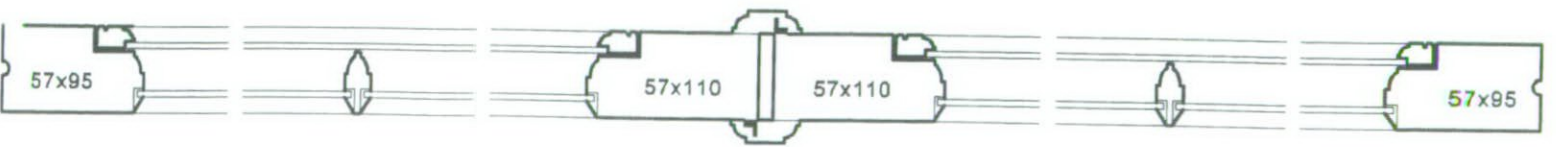
SASH



SASH, MEETING STILES



DITTO SIDE HUNG



DOOR, MEETING STILES

MINIMUM MEETING STILE IS 80mm WITH FLUSH ESPAGNOLETTE SCALE 1:50

SECONDARY GLAZED SASHES

**RBKC**  
**CONSERVATION & DESIGN**

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

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**Address:** 38 Cadogan Place, SW1

**Description:** Rear Conservatory

**Application No:** 00/2781

**DC Case Officer:** J. Shearman

**Drawing Nos:** A1, A2, B1,

**CD Case Officer:** N. Corbett

---

**Date:** 26.01.01

**Grant/Refuse:** GRANT LISTED BUILDING CONSENT

**Formal Observations:**

The proposed new conservatory is well designed, taking cues from the parent building. It is located in a basement area which is visually well contained.

The conservatory will cause no harm to special architectural or historic character of the listed building.

**Conditions:**

A 1:1 glazing bar detail shall be submitted and agreed to prior to implementation of this consent. The proposed conservatory shall not be double glazed.

C209

External rain water pipes shall be in cast <sup>metal or</sup>~~iron or aluminium~~ painted black

Signed: N. Corbett.....

Date: 26.01.01.....

Approved: David M. Small.....

Date: 26/1/01.....

**Other Notes:**

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

DPI  
Ac  
Date: 20-01-01  
/MWW

To: Chief Administrative Officer (Planning)  
From: THE DIRECTOR OF PLANNING SERVICES  
Our Ref: PP/00/2780

Delegated Case No:  
PP/00/2780

Applicant: MARSTON AND LONGINGER LTD  
192 EBURY STREET, LONDON SW1W 8UP

This is ~~not~~  
A Listed Building

Applicant Dated: Complete  
30.11.00 5.12.00 London

Address: 38 CADOGAN PLACE, ~~REDFERNS~~, SW1

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 nons/c dwellings etc.   | Class (viii) - grant of planning permission for a change from one kind of non-residential use except where this would involve the loss of a shop use. |
| Class (iv) - amendments as required by T.P. Committee | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act 1980                   |
| Class (v) - above classes after D.P. Committee agree  | Class (x) - Crossover under S. 108 of the Highways Act 1980   |
- Consent under T&C.P. Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

Description of proposed development/Brief comment

Erection of a canopy at rear ~~at~~ ~~the~~ basement level.

DELEGATED APPROVAL  
30 JAN 2001

Recommended Decision: GRANT PLANNING PERMISSION.

Submitted drawing(s) No.

PP/00/2780

Applicant's drawing(s) No.

~~XXXXXXXXXXXXXXXXXXXX~~ SH4 A1, A2 and C1 photographs

Conditions ① C.1 ② C.68 ③ C.71 ④ C.76 ..... single glazed. ⑤ C.85 ⑥ C.11 ..... a 1:1 glazing bar detail ⑦ The external rain water pipes shall be cast in metal and painted black.

Reasons ① R.1 ② R.68 ③ - ⑤ R.73 ⑥ R.11 ⑦ R.73

Informatives ① I.9 ② I.10 ③ I.11 ④ I.21 ⑤ I.30 ⑥ I.51 ..... CO 25, CO 28, CO 30,

I hereby determine and grant ~~under~~ this application ~~subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.~~ under CO 34, CO 42, CO 52, CO 53, CO 56

Director of Planning and Conservation

Area Planning Officer

Director of Planning Services and  
D4/1461

# DELEGATED REPORT

Address

38 CADOGAN PLACE,  
CHELSEA, SW1

Reference PP/00/2780

Conservation Area 14A

Listed Building Yes NA

## 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 4

Side

Front

Garden

Residential Alterations

Residential Conversion

From \_\_\_\_\_

To \_\_\_\_\_

Other  \_\_\_\_\_

Erection  
of  
Conservatory  
at Rear  
Basement  
level.

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

Who None.

Overcome by Amendment/Withdrawn/Not Relevant/Other \_\_\_\_\_

N.A.

Existing

Single family dwelling House

Issues/Policy/Precedent/Conditions/Third Schedule

In mid 2000 planning permission and listed building consent were applied for to erect a conservatory at the rear at 1st floor level. The applicant was advised that this was unacceptable and, therefore, withdrew the applications.

The application is now under consideration involves a conservatory at basement level. It extends across the full width of the

property, however, in this location is considered acceptable since it will not be widely visible. Indeed given the location of the garage at the rear of the property it will be hardly visible at all. The existing yard area is not particularly attractive due to its low level and, therefore, its partial infilling is considered acceptable. The design of the proposed conservatory is acceptable and a condition is imposed to ensure that it is single glazed. It is not considered that the proposed conservatory would harm the special architectural character or historic interest of the Listed Building or the character or appearance of the Conservation Area.

Standards

	satisfactory
Light	<input checked="" type="checkbox"/>
Privacy	<input checked="" type="checkbox"/>
Room Sizes	<input checked="" type="checkbox"/>
Parking	<input type="checkbox"/> N/A
Trees	<input type="checkbox"/> N/A

HBMC	Direction/Obs.
Obs. Rec'd	<input type="checkbox"/> N/A
Direction Rec'd	<input type="checkbox"/> N/A
Consultation Expired	<input type="checkbox"/> N/A

GRANT/APPROVE

subject to conditions

Informatives

The proposed conservatory would not harm the amenities of neighbouring properties.

Report by

John Shearman.

Date

26.2.01

Agreed

24.1

haws

haws 29.1.07.



PP002780

R.B.K. & C.  
TOWN PLANNING

- 4 DEC 2000

RECEIVED



EXISTING  
MR and MRS LACERTE  
38 CADOGAN PLACE  
LONDON SW1X

C1

27.11.00  
192 EBURY STREET  
LONDON SW1W 8UP



TELEPHONE  
+44 (0)20 7624 8818

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

PP002780



EXISTING  
MR and MRS LACERTE  
38 CADOGAN PLACE  
LONDON SW1X

CI  
27.11.00  
192 EBURY STREET  
LONDON SW1W 8UP



TELEPHONE  
+44 (0)20 7824 8818

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

PP 002780

DELEGATED  
APPROVAL  
10 JAN 2001



EXISTING  
Mr and Mrs LACERTE  
38 CADOGAN PLACE  
LONDON SW1X

C1  
27.11.00  
192 EBURY STREET  
LONDON SW1W 8UP



TELEPHONE:  
+44 (0)20 7824 8818