

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

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

CUBA

APPLICATION NO: LB/00/02781

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.

See AP/00/02780

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

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 38 Cadogan Pl

38 CADOGAN PLACE

POLLING DISTRICT RA.

LB002781

- | | | | |
|-----|--|--------|--|
| 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	

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

English Heritage
Historic Building and Monuments Commission
London + South East Region
23 Saville Row, London
W1X 1AB

Switchboard: 020-7937-5464
Direct Line: 020-7361-2585
Extension: 2585
Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 7 December 2000

My Ref: DPS/DCSE/LB/00/02781 Your ref: Please ask for: J. Shearman

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 38 Cadogan Place, London, SW1X9RX

I enclose a copy of an application, with relevant drawings and/or supporting information, and should be pleased to receive your observations on these proposals as soon as possible.

It is hoped to present this application to the Planning Services Committee prior to 30/01/2001. I look forward to hearing from you in the near future, in order that your comments may be reported to this Committee.

Should you require any further details in respect of this case, please do not hesitate to contact the Case Officer on the above extension.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

**My Ref: LB/00/02781/JS
Room No:**

CODE 1D

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

REASON FOR DELAY

CASE NO. LB/00/2781

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)

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

To: Chief Administrative Officer (Planning)
From: THE DIRECTOR OF PLANNING SERVICES
Our Ref: **LB/00/2781**

Date: **29.01.01**

Delegated Case No:
LB/00/2780/1

This is ~~not~~
A Listed Building

Applicant: **MARSTON AND LANGINGER LTD**
192 EBURY STREET, LONDON SW1W 8UP
Applicant Dated: **Complete**
30.11.00 5.12.00

Address: **38 CADOGAN PLACE, ~~CHELSEA~~ LONDON, 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 form 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 conservatory at rear ~~at~~ basement level

**DELEGATED
APPROVAL
30 JAN 2001**

Recommended Decision: **GRANT LISTED BUILDING CONSENT**

Submitted drawing(s) No.

LB/00/2781

Applicant's drawing(s) No.

SKH A1, A2 and C1 (photographs)

Conditions **① C.201 ② C.205 ③ C.206 ④ C.209 ⑤ C.208 ... a 1:1 glazing bar detail ⑥ C.76 ... single glazed ⑦ C.215 ⑧ The external air water pipes shall be cast in metal and painted black and so maintained**
Reasons **① R.201 ② R.205 ③ - ⑧ R.206**

Informatives **① I.9 ② I.10 ③ I.11 ④ I.21 ⑤ I.30 ⑥ I.51 ... CD 25, CD 28, CD 30, CD 34, CD 42, CD 52, CD 53, CD 56.**
I hereby determine and grant ~~grant~~ this application ~~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.~~

Director of Planning and Conservation

BE29.1
Area Planning Officer

LAW 29.1.01
Director of Planning Services

DELEGATED REPORT

Address

38 CADOGAN PLACE,
CHELSEA, SW1

Reference PP/00/27801

Conservation Area 14A

Listed Building Yes

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

*Erection of masonry
at rear at basement
level.*

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 applications 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 readily 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 (R)	<input checked="" type="checkbox"/>
Consultation Expired	<input checked="" type="checkbox"/>

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

LSWS
29/1/01