

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

MNW

APPLICANT:

Cadogan Estate Ltd.,  
18 Cadogan Gardens,  
London,  
SW3 2RP

APPLICATION NO: PP/00/02783

APPLICATION DATED: 06/10/2000

DATE ACKNOWLEDGED: 6 December 2000

APPLICATION COMPLETE: 05/12/2000

DATE TO BE DECIDED BY: 30/01/2001

SITE: 64/66 King's Road, London, SW3 4UD

PROPOSAL: Formation of steel staircase and landing to rear elevation at third floor level to provide alternative means of escape to link with existing steel fire escape at second floor level.

ADDRESSES TO BE CONSULTED

- 1.
2. 60-70 (evens) King's Road
- 3.
4. 14 Backlands Terrace
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

8  
✓

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

✓ BB  
7/12

✓ BB  
7/12

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 64-66 KINGS ROAD

POLLING DISTRICT UA  
PP002783

- |     |  |        |  |
|-----|--|--------|--|
| 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						
14B								✓	✓				✓			

✓ b4 only

✓ b4 only

✓	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:**

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

	Rhino House	14	Blacklands Terrace	SW3 4SP
	60/62		King's Road	SW3 4UD
	64/66		King's Road	SW3 4UD
	<del>68/70</del>		<del>King's Road</del>	SW3 4UD
1st Floor Flat	68/70		King's Road	SW3 4UD
2nd/3rd Floor Flat	68/70		King's Road	SW3 4UD
2nd/3rd Floor Flat		64	King's Road	SW3 4UD
		70	King's Road	SW3 4UG

Total Number of Properties Found ~~8~~ 7

**MEMORANDUM**

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**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

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**My Ref: PP/00/02783/JW  
Room No:**

**CODE A1**

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**Date: 7 December 2000**

**DEVELOPMENT AT:**

**64/66 King's Road, London, SW3 4UD**

**DEVELOPMENT:**

**Formation of steel staircase and landing to rear elevation at third floor level to provide alternative means of escape to link with existing steel fire escape at second floor level.**

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

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**PLANNING AND CONSERVATION**

**THE TOWN HALL HORNTON STREET LONDON W8 7NX**

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**Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS**

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Chelsea-Hackney Line,  
Network Capacity Planning,  
London Underground Limited,  
Commercial Directorate, 1st Floor,  
30 The South Colonnade, London,  
E14 5EU

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2664  
Extension: 2664  
Facsimilie: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

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Date: ~~7 December 2000~~

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**My Ref: DPS/DCSE/PP/00/02783 Your ref: Please ask for: J. Wade**

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: 64/66 King's Road, London, SW3 4UD**

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

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# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

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The Occupier  
FILE COPY  
FILE COPY

020-7361- 3643

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361- 2079/2080

Facsimile:

Date: 7 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02783/JW

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

**Proposed development at: 64/66 King's Road, London, SW3 4UD**

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

**Formation of steel staircase and landing to rear elevation at third floor level to provide alternative means of escape to link with existing steel fire escape at second floor level.**

**Applicant Cadogan Estate Ltd., 18 Cadogan Gardens, London, SW3 2RP**

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. PP100/2783

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)



Department Safeguarding Team

Ext/Direct: (020) 7308 4400  
Fax: (020) 7308 4680  
Our ref: HVR/SFGNEW22-SFG9882  
Your ref: DPS/DCSE/PP/00/02783  
Date: 13<sup>th</sup> December 2000



London Underground Limited  
30 The South Colonnade  
Canary Wharf  
London E14 5EU  
Telephone 020 7222 5600

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

*Case officer*  
*[Handwritten initials]*  
*[Handwritten initials]*

Dear Sirs,

**RE: 64/66 KING'S ROAD, LONDON SW3 4UD**

Thank you for your letter dated 7<sup>th</sup> December 2000, requesting the views of the Chelsea-Hackney Line Project Team on the above application.

The application has been considered, and we wish to make no comment.

If you have any further questions, please do not hesitate to contact me.

Yours faithfully

*M.V. Robinson*

pp **David J Taylor**  
**MANAGER, STATIONS & SAFEGUARDING**

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AC	AD	
19 DEC 2000									
APPEALS	IO	REL		PLN	CON	DES	FEE		

*[Handwritten 'sb' in a circle]*  
*[Handwritten signature]*



# 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 has received 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/00/02783/JW

Date: 15/12/2000

64/66 King's Road, London, SW3 4UD

Formation of steel staircase and landing to rear elevation at third floor level to provide alternative means of escape to link with existing steel fire escape at second floor level.

**APPLICANT** Cadogan Estate Ltd.,

*Wollard*  
*ALB 15/12*

DPI

AC

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

To: Chief Administrative Officer (Planning) Date: 10 January 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02783 /MNW  
Applicant's Ref:  
Application Date: 06/10/2000 Complete Date: 05/12/2000 Revised Date:  
Applicant: Cadogan Estate Ltd., 18 Cadogan Gardens, London,  
SW3 2RP  
Address: 64/66 King's Road, London, SW3 4UD

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 (ii) - shop fronts
- Class (iii) - conversion from non s/c dwellings etc
- Class (iv) - amendments as required by T.P. Committee
- Class (iv) - amendments as required by T.P. Committee
- Class (v) - above classes after D.P. Committee agree
- Class (vi) - listed building consent for above Classes.
- Class (vii) - approval of facing materials
- 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 (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 (x) - Crossover under S. 108 of the Highways Act 1980

**DELEGATED APPROVAL  
12 JAN 2001**

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

**DESCRIPTION OF PROPOSED DEVELOPMENT**

*between second and*  
**Erection of steel staircase and landing to rear elevation at third floor level**  
*escape at second floor level.*

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02783 Applicant's drawing(s) No. RB/08/01/P1; 164/166/02 and location plan

I hereby determine and grant/refuse this application (subject to HBMG 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/00/02783: 1

B10/01

CONDITIONS AND REASONS FOR THEIR IMPOSITION

- ① C1   ② C68   ③ The steel staircase hereby permitted shall be painted  
① R1   ② R68.   black and so maintained.  
③ R72.

INFORMATIVES

- ① I9   ② I10.   ③ I21   ④ I53 . . . . . CD28,  
CD48, CD52, CD53,  
and

**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

# DELEGATED REPORT

Address

64/66 King's Road

Reference PP/00/2783

Conservation Area Sloane Square

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 \_\_\_\_\_

Shopfront

Non-Residential Extension

Listed Building Demolition

whole  part

Listed Building Alterations

Unlisted Building - Demolition

whole  part

Other  Fire escape extension to rear of commercial building.

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**

①. No 64/66 Kings Road is a 3 storey terrace property situated within the Sloane Square Conservation Area. The groundfloor of this double unit is in retail use as is the first floor. The second floor is utilised for ancillary activities relating to the retail use. Adjoining properties are in commercial use at ground floor level.

The rear of the building is largely enclosed up to first floor level by the flank wall of No. 14 Blacklands Terrace. Windows in the flank wall at first floor level show the property is in office use.

② The proposal is for the formation of steel staircase and landing to the rear elevation at third floor level to link via a flat roof with the existing steel fire escape at second floor level.

③ Planning History - Installation of shopfronts 1961/65 and 1970. No other relevant history.

④ Planning Considerations - Principal considerations are whether proposal is detrimental to the character or appearance of the conservation area and any amenity considerations.

Policies CD 48, 52 and 53 aim to preserve or enhance character or appearance of conservation areas.

**Standards**

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

**HBMC** Direction/Obs.

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

**GRANT/APPROVE**

subject to conditions

Informatives

Report by

Date

Agreed *[Signature]*

*10/06/07*

Policy CD28 normally resists development which significantly reduces sunlight/daylight.

The proposed staircase will be between 1st and 2nd floor level to the rear onto a flat roof. The ground and first floors of the premises are obscured by the flank wall of No.14 Blacklands Terrace. The rear of the properties at upper floor level are already characterised by air conditioning units and escape stairs and the provision of this further fire escape is considered to have a neutral impact on the character and appearance of the conservation area with virtually no public views. The upper floor windows of properties in Culfad Gardens may obtain long distance views but given the character of the existing roofscape there are no reasons to refuse this application.

There are office windows in the flank wall at first floor level of No.14 Blacklands Terrace but these should be unaffected by loss of light although escape staircase may be visible.

On this basis proposal is not considered contrary to Policies CD28, CD48, CD52 and CD53.

#### 5.0 Public Consultation.

5.1 The occupiers of 7 properties in Kings Road and 14 Blacklands Terrace have been consulted. There have been no replies to date.

#### 6.0 Recommendation.

6.1 Permission be Granted.