

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

MIND

APPLICANT:

ADI Chartered Architects,  
20 Avonmore Road,  
London  
W14 8RR

APPLICATION NO: PP/00/02790

APPLICATION DATED: 28/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 28 Earl's Court Gardens, London, SW5 0TR

PROPOSAL: Erection of mansard roof extension to comprise two studio flats.

22

ADDRESSES TO BE CONSULTED

1. 26 - 30 (CONSEC) + 5 - 10 (CONSEC) EARL'S CRT GDNS
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 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

OM  
11/12

Transportation  
11/12 OM

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

ADDRESS 28 Earls Ct Gardens

28 EARLS COURT GARDENS

POLLING DISTRICT KCB

THE ROYAL BOROUGH OF



KENSINGTON AND CHELSEA

- |     |  |          |        |  |
|-----|--|----------|--------|--|
| HB  | Buildings of Architectural Interest          | PP002790 | 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							
11R																✓	

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:**

No planning history.

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

	5	Earls Court Gardens	SW5 0TD
	6	Earls Court Gardens	SW5 0TD
	7	Earls Court Gardens	SW5 0TD
	8	Earls Court Gardens	SW5 0TD
	9	Earls Court Gardens	SW5 0TD
	<del>26</del>	<del>Earls Court Gardens</del>	SW5 0TR
Flat 1	26	Earls Court Gardens	SW5 0TR
Flat 2	26	Earls Court Gardens	SW5 0TR
Flat A: Basement Flat	26	Earls Court Gardens	SW5 0TR
	<del>27</del>	<del>Earls Court Gardens</del>	SW5 0TR
1st/2nd Floor Flat	27	Earls Court Gardens	SW5 0TR
Basement Flat	27	Earls Court Gardens	SW5 0TR
Ground Floor Flat	27	Earls Court Gardens	SW5 0TR
	<del>28</del>	<del>Earls Court Gardens</del>	SW5 0TR
	<del>29</del>	<del>Earls Court Gardens</del>	SW5 0TR
Flat 1	29	Earls Court Gardens	SW5 0TR
Flat 2	29	Earls Court Gardens	SW5 0TR
Flat 3	29	Earls Court Gardens	SW5 0TR
	<del>30</del>	<del>Earls Court Gardens</del>	SW5 0TR
1st/2nd Floor Flat	30	Earls Court Gardens	SW5 0TR
Basement Flat	30	Earls Court Gardens	SW5 0TR
Ground Floor Flat	30	Earls Court Gardens	SW5 0TR

Total Number of Properties Found <sup>step</sup> ~~22~~ 

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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  
file

Switchboard: 020-7937-5464

Extension: 2079/2080

Direct Line: 020-7361-2079/2080

Facsimile: 020-7361-3643

Date: 8 December 2000

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My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/00/02790/MK

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 28 Earl's Court Gardens, London, SW5 0TR**

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**

**Erection of mansard roof extension to comprise two studio flats.**

**Applicant Mayo Property, 38/39 Somerset House, Somerset Road, London SW19 5JA**

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***

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/00/02790/MK**

**CODE A1**

**Room No: ..**

**Date: 11 December 2000**

**DEVELOPMENT AT:**

**28 Earl's Court Gardens, London, SW5 0TR**

**DEVELOPMENT:**

**Erection of mansard roof extension to comprise two studio flats.**

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

# REASON FOR DELAY

CASE NO. PP100/2790

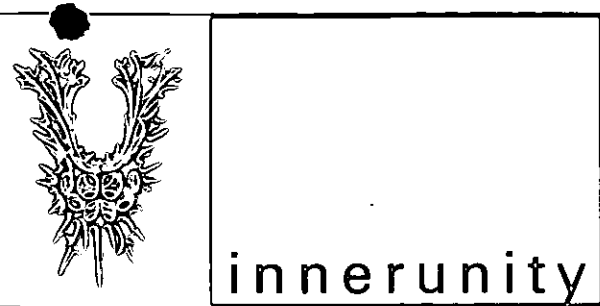
This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

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)



28 Earls Ct  
Gdms. Vom MK  
18/12. Sari  
A-act

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO AGA
(43)				18 DEC 2000			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEEES	

Errol Sari  
Flat 3  
29, Earl's Court Gardens  
London SW5 0TR

Mr French  
The Town Hall  
Hornton Street  
London  
W8 7NX

12th December 2000

Ref. DPS/DCSW/PP/00/02790/MK

Dear Mr French,

Your letter dated 8th Dec. 2000 arrived today. At the present time I am neither for or against the proposed works although I do need some answers to concerns regarding the work so that I may make a decision.

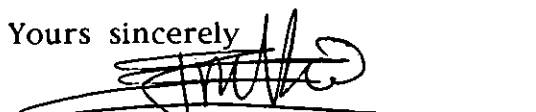
It is impossible for me to come and inspect the plans as I leave for Australia today for four weeks but on my return I will be contacting you.

My concerns are the following;

- What is the guaranteed working time of the project from start to finish?
- How long will scaffolding be up for? Can I have a written guarantee of this.
- What will be the working hours of the builders?
- What sound proofing will be in place between the proposed mansard and my own property?
- Will there be a roof deck/garden of any sort or direct access on to the roof?

Should any more concern develop I shall include them in my next correspondence.

Yours sincerely



Errol Sari

innerunity

mobile: 07944 778 288

e-mail: errol@innerunity.com

y o g a • m e d i t a t i o n • c l e a n s i n g .



**RBK&C TRANSPORTATION COMMENTS**

<b>PP Number:</b> 00/2790	<b>Address:</b> 28 Earl's Court Gardens	<b>Date of obs:</b> 14 Dec 2000		
<b>Proposal:</b> Mansard roof extension.		<b>Obj</b>	<b>No Obj</b>	
<b>File Number</b> As above	<b>Initial Observations</b>	√	<b>Transportation Officer:</b> Steve Lauder	<b>D C Officer:</b> MK
	<b>Full Observations</b>			

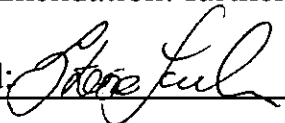
**Supplementary information:**

**Comments:**

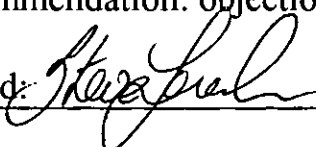
Could you please confirm the existing and proposed numbers of residential units.

**Relevant transportation policies:**

**Recommendation:** further information required.

Signed: 

**RBK&C TRANSPORTATION COMMENTS**

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<b>Proposal:</b> Mansard roof extension.			<b>Obj</b> √	<b>No Obj</b>
<b>File Number</b> As above	<b>Initial Observations</b>	√	<b>Transportation Officer:</b> Steve Lauder	<b>D C Officer:</b> MK
	<b>Full Observations</b>			
<b>Supplementary information:</b> See previous ob's.				
<p><b>Comments:</b></p> <p>The proposal involves the creation of two additional residential units, without a commensurate supply of off-street parking.</p> <p>Emergent UDP policy number TR46 states that we <i>'normally to require all new residential development to include adequate off street parking unless such provision would be unacceptable in townscape terms'</i>.</p> <p>Explanatory text supplementary to this policy goes on to say that <i>'TR46 refers to all forms of residential development: including new build; redevelopment; changes of use; and conversions'</i>.</p> <p>Relevant transportation policies: TR46</p> <p>Recommendation: objection.</p> <p>Signed: </p>				



# RBKC

## District Plan Observations

### CONSERVATION AND DESIGN

Address <i>28, Earls Ct Gardens</i>	Appl. No. <i>00/2790/MK</i>	L.B. <i>-</i>	C.A. <i>118</i>	N C S W
Description <i>mansard roof extension</i>	Code <i>AS</i>			

*cat 3 roof alterations in CAPS. precedent next door. Clearly a mansard storey is acceptable here in principle. However, the details are not quite there.*

*we should discuss with the agent the following:*

- 1) window glazing pattern is awful, (no need to follow the altered pattern below next door). Front + rear.*
  - Also what material for the new windows frames ~ would prefer timber*
  - rear elevation does not tally with section.*
- 2) not at all concerned about the proposed additional front + rear parapets. See section.*

*N.B does not tally with the elevations in any case.*

*I can advise on alternatives*

- 3) Does the headroom really have to be so high ~ suggest reduction to 2250 internal headroom.*
- 4) + party wall profile to be minimised accordingly.*
- 5) there is something wrong with the first floor windows. they do not tally between the elev. + section drawings.*

*ATM meeting to resolve ~*

*[Signature]*  
*2/1/01*

# 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:

**KENSINGTON  
AND CHELSEA**

- (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:

NOTICE OF A PLANNING APPLICATION

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 Ladbrooke 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.

NOTICE OF A PLANNING APPLICATION SCHEDULE 1 APPLICATION

Reference: PP/00/02790/MK

Date: 15/12/2000

28 Earl's Court Gardens, London, SW5 0TR

Erection of mansard roof extension to comprise two studio flats.

**APPLICANT** Mayo Property,

Railings

3/1/01.

## SITE MEETING

Address: 28 Earl's Court Gardens, SW5

Present: M. Kingston } RBT+C  
H. Benes }  
M. Shubber - Applicant

Date: 16. 1. 01

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1. Meeting called to address design issues. In principle mansard roof extension acceptable in this street.
2. The size of the dormers are OK, but need to be of a more traditional style even though windows to lower elevation UPUC. Possible to have timber framed dormer windows to (next elevation only). Window ~~frames~~ <sup>proportions</sup> to be avoided.
3. Sectional drawings do not tally with elevation drawings. To be avoided.
4. The raised parapet height <sup>only</sup> seems inappropriate could be reduced to <sup>only</sup> take in the parapet gutter.
5. Prefer to see sash windows to rear of the mansard roof.
6. Await amended drawings.
7. No additional parking to be provided but applicant states that there is a lot of pay and display parking spaces in the street. Plus easy access to good public transport.



MK

ARCHITECTURAL DEVELOPMENTS & INVESTMENTS LIMITED  
architects - surveyors - project consultants  
20 AVONMORE ROAD, LONDON W14 8RR  
TEL: 020 7602 0022 FAX: 020 7602 1022

Booth  
✓ AM  
24/11

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

RT

COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

22<sup>nd</sup> of January 2001,

Ref: 28 Earls Court Gardens, London SW5 0TR

Dear Sir/Madam,

Further to our meeting on the 16<sup>th</sup> of January 2001, I enclose revised drawings (4 copies) no.s 2022/A/01/06A, 07A, 08A duly amended in accordance with your requirements. I trust that you will now be in the position to favourably progress the application.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

*[Handwritten signature]*  
H.K.H. Shubber, RIBA, MCI Arb., AADipl.  
*end.*

RECEIVED									
PLANNING SERVICES									
EX DIR	HDC	N	C	5	W	SE	ENF	AO	ACK
(5)		24 JAN 2001							
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES			

*manera*  
*this is much better. no objection anyone. C68 please.*

*25/1/01*

PP002790



PP002790



FRONT

TOWN PLANNING

30 NOV 2000

RECEIVED

R.B.K. & C.  
TOWN PLANNING

3 0 NOV 2000

RECEIVED

PP002790



REAR



PP 002790



FRONT

R.B.K. & C.  
TOWN PLANNING

30 NOV 2000

RECEIVED

R.B.K. & C.  
TOWN PLANNING

3 0 NOV 2000

RECEIVED

PP002790



REAR