

Other Documents

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DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 28 Boltons Gdns, Ground and
lower ground floor maisonette.

SYSTEMS PLEASE TYPE ADDRESS IN FULL

London SW5 0AQ. AS
ABOVE

POLLING DISTRICT REB.

PP/04/1025

- | | | | |
|-----|--|--------|--|
| 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							
11B																✓	

	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:

28 BOLTON GARDENS

Property Card No : 0076 026 00

Sitename :
 Comment :
 TP Arch/History : P 5566 H110
 See Also :

P:041025

Xref :
 Notes :

TP No TP/95/2360	Brief Description of Proposal	1 of 4	Adverts & History No
	LEVELLING OFF BALCONY AND PROVIDING RAILING TO MATCH EXISTING TO REAR OF GROUND FLOOR FLAT.		<-28D

Received 23/10/1995 Decision & Date
 Complet'd 03/11/1995 Conditional 29/12/1995
 Revised

TP No TP/95/2361	Brief Description of Proposal	2 of 4	Adverts & History No
	DEMOLITION OF EXISTING METAL STAIRCASE LEADING DOWN FROM BALCONY AT REAR GROUND FLOOR LEVEL.		<-28D

CONSERVATION AREA CONSENT.

Received 02/11/1995 Decision & Date
 Complet'd 03/11/1995 Conditional 29/12/1995
 Revised CAC

TP No PP/02/2856	Brief Description of Proposal	3 of 4
	REMOVAL OF PITCHED ROOF OVER REAR CLOSET WING, ERECTION OF THIRD FLOOR LEVEL REAR EXTENSION, AND INSERTION OF TWO SKYLIGHT WINDOWS INTO MAIN REAR ROOF SLOPE.	

Received 05/12/2002 Decision & Date
 Complet'd 10/12/2002 Conditional 04/02/2003
 Revised 03/01/2003

TP No PP/02/2906	Brief Description of Proposal	4 of 4
	ERECTION OF REAR SINGLE STOREY SIDE EXTENSION FOR ACCOMMODATION OF BATHROOM AT LOWER GROUND FLOOR LEVEL. (28E)	

Received 10/12/2002 Decision & Date
 Complet'd 02/01/2003 Conditional 04/04/2003
 Revised 21/02/2003

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



M. J. FRENCH, ARICS, Dip. T. P.
Executive Director of Planning and Conservation

Department 705,
Room 325,
The Town Hall,
Hornton Street,
London,
W8 7NX

P2241025

DR. CLAUDIA
LINNENKOHLE DAVIES
28 BOLTON GARDENS
LONDON
SW5 0AQ.

Telephone: 020 7361 2010
Facsimile: 020 7361 3463

22ND APRIL 2004.

My reference: TP/PEND/BR

Your reference:

Please ask for: BRIAN ROCHE

Dear Sir (Madam),

(FEES & REGISTRATION OFFICER)

Town and Country Planning Act, 1990 – Town and Country Planning (General Permitted Development) Order 1995 and (Applications) Regulations, 1988 Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, 2002

I refer to your Town Planning Application dated

15/4/4

for

28 BOLTON GARDENS LONDON SW5.

(RECEIVED 21/4/4)

I would advise you that before I can accept your application as a complete application – it will be necessary for you to provide the following information:-

Photograph(s) of the existing front and rear elevation(s) in relation to adjacent properties.

Complete and return 4 copies of the enclosed TP.1.Part.

Complete and return 4 copies of the enclosed TP.1(HB/CA)Part.

AS REQUIRED PLEASE SEND FOUR COPIES OF SCALED 1:20 DRAWINGS SHOWING THE EXISTING ARRANGEMENTS BY WAY OF PLAN, ELEVATION AND SECTION.

£ Total Fee Required £ _____
Received £ _____
Outstanding £ _____

You are requested to note that the eight weeks statutory period will not begin until the application has been completed.

Yours faithfully,

M. J. French

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/PEND/BR DR CLAUDIA LINNENKOHLE DAVIES
Address: 28 BOLTON GARDENS
LONDON SW5

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To be completed by applicant: Please find enclosed the following:

4 copies of scaled 1:20 drawings showing the existing balcony arrangements

Signed

C. Linnenkohle

Date

6.5.2004

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
07 MAY 2004						PLANNING
N	C	SW	SE	AD	RD	REC
			ARB	FP	DES	FEES

28 BOLTON GARDENS

Property Card N° : 0076 026 00

Sitename :
Comment :
TP Arch/History : P 5566 H110
See Also :
Xref :
Notes :

TP No PP/04/1025 Brief Description of Proposal 5 of 5

EXTENDING EXISTING REAR BALCONY AND REINSTATE THE STAIRCASE TO
GARDEN LEVEL AT REAR. CHANGE OF ONE REAR WINDOW AND ONE REAR
DOOR INTO TWO FRENCH DOORS.
(GROUND AND LOWER GROUND FLOOR MAISONETTE)

Received 21/04/2004 Decision & Date
Completd 07/05/2004
Revised CURRENT

> Any Queries Please Phone 0171 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0171 361 3463 <

28 Bolton Gardens
London SW5 0AQ

P2041025

Planning & Conservation

C/o Mr Nick Booth
The Town Hall
Hornton Sreet
London W8 7NX

15th April 2004

Dear Mr Booth,

Re: Planning Application to extend the existing balcony and to reinstate the staircase to garden level
Change of one rear window and one rear door into two French doors

Please find enclosed all necessary documents for the proposal above.

As you can see from the enclosed photographs the balconies at 27 & 29 Bolton Gardens have been extended already (27 as recently as in 2003) and a staircase exists at 29 & 30. French doors at garden level exist at 25-30 Bolton Gardens.

With regards to the staircase and balcony design, for safety reasons I would prefer the deck and treads to be made of plan mild steel durbar chequer plate.

I look forward to your response.

Yours sincerely,



Dr Claudia Linnenkohl

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B. 27 APR 2004						PLANNING
K.C.						
	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

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:

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. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 020-7727-6583.

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/04/01025/NB

Date: 21/05/2004

Ground and Lower Ground Floor Maisonette, 28 Bolton Gardens, London, SW5 0AQ

Extending existing rear balcony and reinstate the staircase to garden level at rear. Change of one rear window and one rear door into two French doors.

APPLICANT Dr. Claudia Linnenkohl Davies,

ment Control Progress Sheet

ation Number.....

le Received by Officer.....

Site Visit.....
(fill in the Site Visit Box on Acolaid)

ation Period Expiry.....

eport Passed to Team Leader.....

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/04/01025/NB

CODE A1

Room No:

NEWSPAPER DATE: 21/05/2004

Date: 12 May 2004

DEVELOPMENT AT:

Ground and Lower Ground Floor Maisonette, 28 Bolton Gardens, London, SW5 0AQ

DEVELOPMENT:

**Extending existing rear balcony and reinstate the staircase to garden level at rear.
Change of one rear window and one rear door into two French doors.**

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

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

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Switchboard: 020-7937-5464

Extension: 2079/ 2080

Direct Line: 020-7361- 2079/ 2080

Facsimile: 020-7361-3463

Date: 12 May 2004

My reference: Your reference:
My Ref: PS/DCSW/PP/04/01025/NB

Please ask for: Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Ground and Lower Ground Floor Maisonette, 28 Bolton Gardens, London, SW5 0AQ

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. Please telephone should you require further information.

Proposal for which permission is sought Extending existing rear balcony and reinstate the staircase to garden level at rear. Change of one rear window and one rear door into two French doors.

Applicant Dr. Claudia Linnenkohl Davies, 28 Bolton Gardens, London, SW5 0AQ

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

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more 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

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Dr. Claudia Linnenkohl Davies,
28 Bolton Gardens,
London,
SW5 0AQ

APPLICATION NO: PP/04/01025

CASE OFFICER: Mr.N. Booth

APPLICATION DATED: 15/04/2004

DATE ACKNOWLEDGED: 11 May 2004

APPLICATION COMPLETE: 07/05/2004

DATE TO BE DECIDED BY: 02/07/2004

SITE: Ground and Lower Ground Floor Maisonette, 28 Bolton Gardens, London, SW5 0AQ
PROPOSAL: Extending existing rear balcony and reinstate the staircase to garden level at rear. Change of one rear window and one rear door into two French doors.

ADDRESSES TO BE CONSULTED

- 1.
2. 26 - 30 (consec.) Bolton Gardens
- 3.
4. All flats, Falcon House, 202/204 Old Brompton Road
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

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CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY:
English Heritage Setting of Bdgs Grade I or II
English Heritage Demolition in Cons. 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
National Rivers Authority
Thames Water
Crossrail
LRT/Chelsea-Hackney Line/Cross Rail Line 2
Victorian Society
DTLR Dept. Transport Loc.Gov.& Regions

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 - CATEGORY:
Govt. Office for London
Twentieth Century Society

AM
12/5.

Royal Borough of Kensington and Chelsea
 GGP Point in Polygon Search Results
 Corporate Land and Property Gazetteer at 3rd February 2004
 Buildings and their Units

Building Shell			26	Bolton Gardens	SW5 0AQ
Residential Unit	Flat A	○	26	Bolton Gardens	SW5 0AQ
Residential Unit	Flat B	○	26	Bolton Gardens	SW5 0AQ
Residential Unit	Flat C	○	26	Bolton Gardens	SW5 0AQ
Residential Unit	Flat D	○	26	Bolton Gardens	SW5 0AQ
Residential Unit	Flat E	○	26	Bolton Gardens	SW5 0AQ
Building Shell			27	Bolton Gardens	SW5 0AQ
Residential Unit	1st Floor Flat	○	27	Bolton Gardens	SW5 0AQ
Residential Unit	2nd Floor Flat	○	27	Bolton Gardens	SW5 0AQ
Residential Unit	3rd Floor Flat	○	27	Bolton Gardens	SW5 0AQ
Residential Unit	Basement Flat	○	27	Bolton Gardens	SW5 0AQ
Residential Unit	Ground Floor Flat	○	27	Bolton Gardens	SW5 0AQ
Building Shell			28	Bolton Gardens	SW5 0AQ
Residential Unit	Flat A/b	○	28	Bolton Gardens	SW5 0AQ
Residential Unit	Flat C	○	28	Bolton Gardens	SW5 0AQ
Residential Unit	Flat D	○	28	Bolton Gardens	SW5 0AQ
Residential Unit	Flat E	○	28	Bolton Gardens	SW5 0AQ
Building Shell			29	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 1	○	29	Bolton Gardens	SW5 0AQ

Residential Unit	Flat 2		29	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 3		29	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 4		29	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 1		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 2		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 3		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 4		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 5		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 6		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 7		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 8		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 9		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 10		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 11		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 12		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 13		30	Bolton Gardens	SW5 0AQ
Residential Unit	Flat 14		30	Bolton Gardens	SW5 0AQ
Building Shell			30/31	Bolton Gardens	SW5 0AQ
Building Shell		Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 1	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 2	Falcon House	202/204	Old Brompton Road	SW5 0BU

Residential Unit	Flat 3	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 4	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 5	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 6	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 7	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 8	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 9	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 10	Falcon House	202/204	Old Brompton Road	SW5 0BU
Residential Unit	Flat 11	Falcon House	202/204	Old Brompton Road	SW5 0BU

Total Number of Buildings and Units Found 49