

# Other Documents

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# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 65-69 Pottery Lane

POLLING DISTRICT NOR

- |     |  |          |        |  |
|-----|--|----------|--------|--|
| HB  | Buildings of Architectural Interest          | PP041041 | 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						
2								✓								

	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 & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
DELEGATED

APP NO. PP/04/01041 /SG  
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

65/69, Pottery  
Lane, London,  
W11 4NA

APPLICATION DATED 30/04/2004

APPLICATION REVISED

APPLICATION COMPLETE 11/05/2004

APPLICANT/AGENT ADDRESS:

Crawford & Gray  
Architects,  
65-69 Pottery Lane,  
Holland Park,  
London,  
W11 4NA

CONS. AREA 2 CAPS Yes

ARTICLE '4' No WARD NOA

LISTED BUILDING No

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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

CRAWFORD + GRAY  
65-69 POTTERY LANE  
HOLLAND PARK  
LONDON  
W11 4NA

Telephone: 020 7361 2010

Facsimile: 020 7361 3463

4th MAY 2004

My reference: TP/PEND/BR

Your reference: 252

Please ask for: BRIAN ROCHE

Dear Sir (Madam), **FRM: PETER CRAWFORD**

**(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

65-69 POTTERY LANE  
LONDON W11.

I refer to your Town Planning Application dated **30/4/4** for **65-69 POTTERY LANE**  
**(RECEIVED 4/5/4)**

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.

**PLEASE AS REQUIRED AMEND THE SUB-TITLES ON YOUR DRAWING NUMBER 252-02 AND SEND FOUR COPIES.**

<input type="checkbox"/>	£	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,

Executive Director of Planning and Conservation

PLEASE RETURN TEAR OFF SLIP BELOW WITH INFORMATION REQUIRED

REF: TP/PEND/BR

Address: **65-69 POTTERY LANE**  
**LONDON**

KEY NO	CLUB NO	CLUB NO	CLUB NO
WELL	11 MAY 2004	PLANNING	
K.C.			
N	C	SW	SE
APP	NO	DES	PLA
ARB	FPL	DES	PLA

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

**4 copies 252-02A**

Signed: **[Signature]**  
Date: \_\_\_\_\_

17

W.S.O.F.

**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**

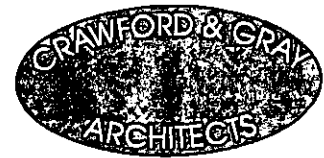
Building Shell		2	Penzance Place	W11 4PA
Residential Unit	1st/2nd Floor Flat	2	Penzance Place	W11 4PA
Residential Unit	Basement/ground Floor Flat	2	Penzance Place	W11 4PA
Residential Building		4	Penzance Place	W11 4PA
Building Shell		6	Penzance Place	W11 4PA
Residential Unit	1st/2nd Floor Flat	6	Penzance Place	W11 4PA
Residential Unit	Flat A: Basement/ground Floor Flat	6	Penzance Place	W11 4PA
Building Shell		8	Penzance Place	W11 4PA
Residential Unit	1st Floor Flat	8	Penzance Place	W11 4PA
Residential Unit	Ground Floor Flat	8	Penzance Place	W11 4PA
Residential Building		10	Penzance Place	W11 4PA
Building Shell		12	Penzance Place	W11 4PA
Non-Residential Office Unit	Basement To Second Floor South	12	Penzance Place	W11 4PA
Residential Unit	Flat 1	12a	Penzance Place	W11 4PA
Residential Unit	Flat 2	12a	Penzance Place	W11 4PA
Residential Unit	Flat 3	12a	Penzance Place	W11 4PA
Residential Unit	Flat 4	12a	Penzance Place	W11 4PA
Residential Unit	Flat 5	12a	Penzance Place	W11 4PA
Residential Unit	Flat 6	12a	Penzance Place	W11 4PA

Residential Building	121	Portland Road	W11 4LW
Residential Building	123	Portland Road	W11 4LW
Residential Building	125	Portland Road	W11 4LW
Non-Residential Building	St Francis Of Assisi Church	Pottery Lane	W11 4NQ
Residential Building	<del>59</del>	Pottery Lane	W11 4NA
Non-Residential Office Building	<del>65/69</del>	Pottery Lane	W11 4NA
Residential Building	71	Pottery Lane	W11 4NA
Residential Building	73	Pottery Lane	W11 4NA
Residential Unit	75	Pottery Lane	W11 4NA
Residential Unit	75a	Pottery Lane	W11 4NA
Building Shell	75A/B	Pottery Lane	W11 4NA
Residential Unit	75b	Pottery Lane	W11 4NA
Residential Building	94	Princedale Road	W11 4NH
Residential Building	<del>96</del>	Princedale Road	W11 4NH
Residential Building	<del>98</del>	Princedale Road	W11 4NH
Residential Building	100	Princedale Road	W11 4NH
Residential Building	102	Princedale Road	W11 4NH
Residential Building	104	Princedale Road	W11 4NH
Residential Building	106	Princedale Road	W11 4NH
Residential Building	108	Princedale Road	W11 4NH
Non-Residential Office Building	110	Princedale Road	W11 4NH

Building Shell	Doctors Surgery	112	Princedale Road	W11 4NH
Non-Residential Unit	Basement And Ground Floor South	112	Princedale Road	W11 4NH
Residential Building		114	Princedale Road	W11 4NH

Total Number of Buildings and Units Found 43

PPJ41041



The Director  
Department of Planning  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX

65 - 69 Pottery Lane  
Holland Park  
London W11 4NA

Phone: 020-7221 5966  
Fax: 020-7221 6288

info@crawfordandgray.co.uk  
www.crawfordandgray.co.uk

30 April 2004

Dear Sir

**65 - 69 Pottery Lane W11 4NA**

I enclose for your kind attention a planning application to the above building.

The proposals involve minor alterations to the front elevation of the building namely renewing the existing mixture of Georgian style glazed doors and sash windows with simpler timber framed units within the existing openings. The front door is relocated in the adjacent existing opening and a garage door opening formed by widening an existing ground floor window.

Four sets of drawings and photographs accompany the planning application. I also enclose a cheque for the planning fee of £110.

I should be pleased to arrange access if you wish to visit the site; no doubt you will let me know.

Yours sincerely

Peter Crawford  
Crawford & Gray Architects

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	4 MAY 2004		PLANNING			
K.C.						
N	C	SW	SE	APP	IC	REC
		ARR		FPLN	DES	FEE\$





**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**  
**PLANNING AND CONSERVATION COMMITTEE - 23 APRIL 2001**

**REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND  
CONSERVATION**

**PROPOSED EXTENSIONS TO THE OXFORD GARDENS, ST. QUINTIN  
CONSERVATION AREA; THE NORLAND CONSERVATION AREA AND  
THE LADBROKE CONSERVATION AREA**

This report considers the possible extension of the Oxford Gardens, St. Quintin Conservation Area; The Norland Conservation Area; and the Ladbroke Conservation Area, to create clearly defined conservation area boundaries, which include all surrounding areas of special architectural or historic interest. The report recommends consultation with local residents and interested parties before final decisions are made.

**FOR DECISION**

**1 BACKGROUND**

- 1.1 The Committee will recall the report, presented on 21 September 1998, which reviewed the criteria and procedures for conservation area designation and recommended priorities for boundary reviews. The Committee agreed extensions to The Boltons Conservation Area last year. Following this review of conservation areas in the north of the Borough, the Holland Park Conservation Area is to be re-assessed.

**2 ASSESSMENT OF SPECIAL INTEREST**

- 2.1 The assessment of special architectural and historic interest has been based on an analysis of the three conservation areas concerned and their immediate surroundings. Buildings, streets and open spaces have also been considered in terms of their contribution to town planning and urban design. Townscape quality, materials, decorative elements, and prevailing features common to the area have been taken into consideration.
- 2.2 Sites which have a neutral or harmful effect upon their surroundings have only been considered for inclusion if they would help in creating a more rational and defensible conservation area boundary, or if they would be appropriate cases for one of the Council's environmental improvement projects, which are focused on conservation areas.

significant building of its period." (Survey of London, North Kensington, XXXVII, p330).

- 3.17 The central block includes a tall tower reflecting a medieval Italian design, it measures 182 feet in height, and serves as a landmark within the surrounding area. The tower contains a number of large tanks, providing storage for 25,000 gallons of water which were pumped from a well 500 feet in depth. (Survey of London, North Kensington, XXXVII, p331).
- 3.18 Although some utilitarian modern buildings have been added, the original architecture remains well preserved and the whole site is worthy of conservation area status. Together with St. Charles Hospital it is also proposed that the exceptional buildings and gardens of the Carmelite Monastery of The Most Holy Trinity which stand to the south of the hospital and date from 1877 also be added to the conservation area. The addition of Hewter Street, which stands to the east of the hospital, is also recommended given its well preserved Victorian industrial buildings and residential terraces. All of these buildings have a positive visual relationship with the hospital site.
- 3.19 It is also recommended that consideration be given to extending the conservation area boundary further north than St. Charles Hospital, to include parts of Barlby Road and all of Barlby Gardens. Extending the conservation area boundary in this way would provide protection for the distinctive landmark industrial building, the Pall Mall Depositary, which stands on Barlby Road. While some less distinctive industrial warehouses would also need to be included, the conservation area boundary could then include the housing scheme at Barlby Gardens, on the north side of Barlby Road.
- 3.20 Barlby Gardens is a small development of 24 houses located around a pleasant green, all probably dating from the end of the nineteenth century. Some harmful alterations have already occurred to these simple houses, for example some front garden walls have been removed to create car parking spaces, but most remain remarkably intact. Providing this small development with conservation area status would protect it from further harmful development and it would also provide an opportunity to focus environmental improvements towards the area, perhaps to include proper iron railings around the green, rather than the existing wire mesh.
- 3.21 Including these additional sites to the northern of the Oxford Gardens, St. Quintin Conservation Area, will provide areas of special interest with protection, and will result in a clearly defined and rational conservation area boundary.

#### **4. AREAS TO BE CONSIDERED FOR ADDITION TO THE LADBROKE CONSERVATION AREA**

- 4.1 The Ladbroke Estate formed one of the largest holdings in Kensington, it was laid out between 1821 and the mid 1870's with an inspiring arrangement of classical terraces and gardens resulting in a unique piece of town planning.

**3.8 Brewster Gardens and Bracewell Road**

3.9 It is recommended that consideration be given to adding Brewster Gardens, Bracewell Road, and the western end of Dalgarno Gardens, to the north western corner of the Oxford Gardens, St. Quintin Conservation Area.

3.10 The Reverend Arthur Dalgarno Robinson served in developing this area in the later half of the nineteenth century, until his death in 1899. He was responsible for building two churches, several schools, a parsonage, as well as Bracewell Road and Brewster Gardens. These streets were built upon church land in an agreement arranged by Dalgarno Robinson and the builder Peter Tinckham in 1884. Dalgarno Gardens is a street name approved by the Metropolitan Board of Works in 1887 to commemorate the Reverend's connection with the area.

3.11 The late Victorian houses in Brewster Gardens, Bracewell Road, and Dalgarno Gardens, are fairly typical of the period and reflect other neighbouring streets which are already within the designated conservation area. While some harmful alterations have already occurred to individual houses and their front gardens, the streets are reasonably well preserved and including them within the conservation area will ensure that their special character is not further eroded. Their inclusion will also square of the conservation area boundary in a logical and clearly defined way.

**3.12 The North Pole Public House and Latimer Road**

3.13 The North Pole Public House standing at 13-15 North Pole Road is a good example of a turn of the twentieth century public house. The adjacent terrace at numbers 330-324 Latimer Road is a well preserved, classically styled terrace probably dating from the mid nineteenth century. Together these buildings form a group worthy of conservation area status. It is therefore recommended that consideration be given to extending the existing conservation area boundary to the west to incorporate this group.

**3.14 St. Charles Hospital and Surrounding Areas**

3.15 The imposing hospital buildings were erected by the Board of Guardians of the Poor Law Union of St. Marylebone, as an infirmary for the sick poor of the parish of Marylebone, (the North Kensington site was chosen when no suitable building land was available in Marylebone). The hospital's foundation stone was laid in 1879, and it was opened by the Prince and Princess of Wales on 29 June 1881. The architect was H. Saxon Snell, one of the first members of the Architectural Association. In 1930 the hospital was taken over by the London County Council under the Local Government Act of the previous year, and it was then given its present name of St. Charles Hospital.

3.16 The Survey of London provides the following description of the hospital's buildings; "The excellent plain brickwork, strong self confident design, and assured functional planning and detail make St. Charles Hospital a most

### **3 AREAS TO BE CONSIDERED FOR ADDITION TO THE OXFORD GARDENS, ST. QUINTIN CONSERVATION AREA**

#### **3.1 The Oakworth Road Estate**

3.2 This estate stands to the north west of the existing conservation area. The conservation area boundary was drawn to exclude the estate which includes Oakworth Road, Methwold Road, Hill Farm Road, the northern end of St. Mark's Road, a stretch of Barlby Road and Pangbourne Avenue.

3.3 The estate was built upon land which was purchased by the Council (then the Royal Borough of Kensington) in 1919, and by 1926 the Council had developed 202 cottages or cottage flats upon the land, to the designs of A. S. Soutar, architect. The whole of this small estate is of special architectural and historic interest given the fact that it is a remarkably well preserved and reflects the design principles of a planned garden suburb. The layout of the estate and the design of the cottages reflect the principles promoted by Raymond Unwin and Barry Parker in the early twentieth century, initially at Letchworth, to create a picturesque form of town planning. The ideological vision for this form of development came from Ebenezer Howard as demonstrated in his book, 'Garden cities of Tomorrow' (1902).

3.4 The estate has narrow roads comparable to country lanes, which can only accommodate car parking on one side of the carriageway, and as such cars do not dominate the street scene. The cottages are designed in an idealised country vernacular, with Georgian style sash windows and very plain timber front doors. The roofs of the cottages are pitched with characteristic overhanging eaves, brick chimneys and hipped ends. The intricate roof scape through out the estate is remarkably well preserved with hardly any alterations. Similarly, nearly all of the front elevations of the cottages retain original style sash windows, and many original style front doors. Unfortunately the rear and flank elevations often include inappropriate replacement windows, and a few extensions which have had a harmful visual effect on their parent buildings.

3.5 Two groups of the cottages have had their brick frontages painted white (No's 2-12 Oakworth Road and No's 219-229 St. Mark's Road) and this has harmed the design unity of the estate. Notwithstanding these alterations, the overall concept and most of the architectural detailing remains intact seventy five years post completion.

3.6 Landscaping forms an integral part of the special character of the estate. The cottages have generously sized front and rear gardens, nearly all of the front boundary treatments consist of well kept privet hedges and timber picket fences. Mature street trees are intermittently arranged beside the lanes and flowering fruit trees are evenly arranged along Hill Farm Road.

3.7 Including this estate within the conservation area will square off the existing boundary along St. Marks and Barlby Road in a more rational way.

65/69 POTTERY LANE

Property Card No : 0892 052 00

Sitename :  
 Comment :  
 TP Arch/History : HIS  
 See Also :

PPJ41041

Xref :  
 Notes :

TP No TP/83/1760 Brief Description of Proposal 1 of 11

ERECTION OF 2, 2-STOREY HOUSES

Received Decision & Date  
 Completd Conditional 02/03/1984  
 Revised

TP No TP/89/0565 Brief Description of Proposal 2 of 11

CHANGE OF USE TO BUSINESS USE WITHIN CLASS B1 OF THE TOWN  
 AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

Received 13/03/1989 Decision & Date Works  
 Completd 28/03/1989 Conditional 17/07/1989 Completed  
 Revised Y 28/11/1989

TP No TP/89/0684 Brief Description of Proposal 3 of 11

T&CPA 1971. "S.(53) DETERMINATION: USE OF  
 PREMISES FOR CLASS B1 PURPOSES".....REQUIRES PP FOR  
 THE REASON THERE IS NO EVIDENCE THAT THIS USE HAS  
 CONTINUED, OR CONTINUED LAWFULLY, SINCE PRIOR TO THE  
 END OF 1963.

Received 13/03/1989 Decision & Date  
 Completd 17/04/1989 21/06/1989L  
 Revised

TP No TP/89/1371 Brief Description of Proposal 4 of 11

CONTINUED USE FOR PURPOSES WITHIN CLASS B1 WITHOUT  
 COMPLIANCE WITH CONDITION (3) OF THE PLANNING PERMISSION  
 DATED 17/07/89

----- APPEAL LODGED 25.1.90 -----

Received 31/07/1989 Decision & Date Appeal  
 Completd 04/08/1989 Refused 28/12/1989 Lodged  
 Revised Y 25/01/1990

65/69 POTTERY LANE

Property Card N° : 0892 052 00

Sitename :  
 Comment :  
 TP Arch/History : HIS  
 See Also :

PPU41041

Xref :  
 Notes :

TP No TP/89/1758 Brief Description of Proposal 5 of 11

REFURBISHMENT INCLUDING ALTERATIONS TO FRONT ELEVATION  
 AND ERECTION OF PITCHED ROOF WITH ROOF LIGHTS  
 (PRIME ENTRY ABOVE) (CARD ENTRY BLANK)

----- APPEAL LODGED 21.2.90 -----

Received 25/05/1989	Decision & Date	Appeal
Completed 04/10/1989		Lodged
Revised		Y 21/02/1990

TP No TP/90/0173 Brief Description of Proposal 6 of 11

CONTINUED USE FOR PURPOSES WITHIN CLASS B1. (REMOVAL OF  
 CONDITION 4 OF PLANNING PERMISSION DATED 17TH JULY  
 1989, REF. TP/89/0565)

Received 22/01/1990	Decision & Date	
Completed 30/01/1990	Conditional	01/05/1990
Revised		

TP No EN/90/ Brief Description of Proposal 7 of 11

ENFORCEMENT NOTICE 23.1.90 IN RELATION TO THE BREACH OF  
 CONDITIONS 3 & 7 OF THE PP DATED 17.7.89

----- APPEAL LODGED ----- NOTICE COMPLIED WITH.

Received	Decision & Date	Appeal
Completed	Enforcement Notice	Lodged
Revised	COMPLIED	Y

TP No / / Brief Description of Proposal 8 of 11

TP/89/1371 AND TP/89/1758: T&CPA '71 SEC. 88, 36 & 32 &  
 SCHED. 9: APPEALS AGAINST 1. E/N DATED 23.1.90 2. FAILURE  
 OF RBKC TO GIVE NOTICE OF DECISION FOR THE REFURBISHMENT OF  
 EXISTING BUILDINGS INCL. ALTERATIONS TO FRONT ELEVATION &  
 ERECTION OF PITCHED ROOF WITH ROOF LIGHTS. ... CONTINUES//

Received	Decision & Date
Completed	
Revised	

## 65/69 POTTERY LANE

Property Card N° : 0892 052 00

Sitename :  
 Comment :  
 TP Arch/History : HIS  
 See Also :

PP041041

Xref :  
 Notes :

TP No / / Brief Description of Proposal 9 of 11

... CONTINUED//  
 3. REFUSAL OF PP FOR THE CONTINUED USE FOR PURPOSES WITHIN  
 CLASS B1 (T&CU CLASS 1987) WITHOUT COMPLIANCE WITH CONDS 3  
 AND 4 OF PP DATED 17.7.89  
 ...CONTINUES//

Received Decision & Date  
 Completd  
 Revised

TP No / / Brief Description of Proposal 10 of 11

1. APPEAL UNDER S.32 AGAINST FAILURE TO DETERMINE DISMISSED  
 2. APPEAL AGAINST E/N ALLOWED (SUBJECT TO VARIATION)  
 3. APPEAL AGAINST REFUSAL OF PP (IN PART) ALLOWED  
 4. GRANT PP FOR CONTINUATION OF CLASS B1 USE WITHOUT  
 COMPLIANCE WITH CONDS 4 AND 7. APPEAL DECISIONS ON 14.8.90

Received Decision & Date  
 Completd  
 Revised APPEALS 14/08/1990

TP No TP/91/0452 Brief Description of Proposal 11 of 11

CONTINUED USE FOR PURPOSES WITHIN CLASS B1 WITHOUT  
 COMPLIANCE WITH CONDITION 3 ON PLANNING PERMISSION TP/89/0565  
 DATED 17/07/89 AND INSTALLATION OF A NEW CENTRAL  
 PANEL DOOR AT GROUND FLOOR LEVEL

Received 20/03/1991 Decision & Date  
 Completd 25/03/1991 Conditional 17/10/1991  
 Revised 28/06/1991

# 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/04/01041/SG

Date: 21/05/2004

65/69, Pottery Lane, London, W11 4NA

Reposition front door, create garage door, renew windows in existing openings to front street  
elevation.

**APPLICANT** Crawford & Gray Architects,

Traffic post  
SG 18/S.



**RBKC**

**(Design Surgery) Observations  
CONSERVATION AND DESIGN**

Address: 65-69 Pottery Lane	App No: PP/04/1041	D.C. Officer SG	L.B.	C.A. 2	North
Description: Alterations to front elevation association with use as architects' office		Code:	EA		

This proposal is to seek the retention of alterations to the front elevation of a mews property. Although there have been previous alterations to the front elevation it still retained a distinct character of a Victorian mews property by virtue of the window style, materials and details. These have been removed and replaced with inappropriate windows which do not preserve or enhance the exterior of the property. Coupled with the crudely inserted panelling it creates a harmful detail on the front of the property.

While the insertion of garage doors can be acceptable, indeed is a common features on mews properties, it is considered that the proposed design is not considered appropriate on a building of this type and style.

Recommend refusal.

Alan Wito 5/7/04

**RBK&C TRANSPORTATION COMMENTS**

<b>PP Number:</b> 04/1041	<b>Address:</b> 65 67 Pottery Lane W11	<b>Date of obs:</b> 8/6/04
------------------------------	---	-------------------------------

**Proposal:**  
Reposition front door, create garage door

<b>More info needed</b>	<b>No Objection</b>	<b>No objection STC</b>	<b>Concern Raised</b>	<b>Objection</b>
		✓		
<b>Initial Observations</b>		<b>Transportation Officer:</b>		<b>DC Officer:</b>
<b>Full Observations</b>	✓	Gillian Palmer		Sarah Gentry
<b>Further Observations (no. )</b>				

**Comments:**

1. This proposal includes the creation of a garage door in an office building. I note from the drawing that the room behind the door is described as archive storage and garage. The garage would not be large enough to accommodate a large car, and this would in any case be contrary to TR38 (limiting the number of off street spaces in non residential development).
2. If you are minded to recommend grant of pp then you should attach a condition that the garage shall not be used for the parking of cars. I would however welcome the provision of cycle parking, which would be in accordance with TR9.
3. The Applicant should be informed that no door should open over the public highway.

Relevant transportation policies: TR38, TR9

Recommendation: no objection stc

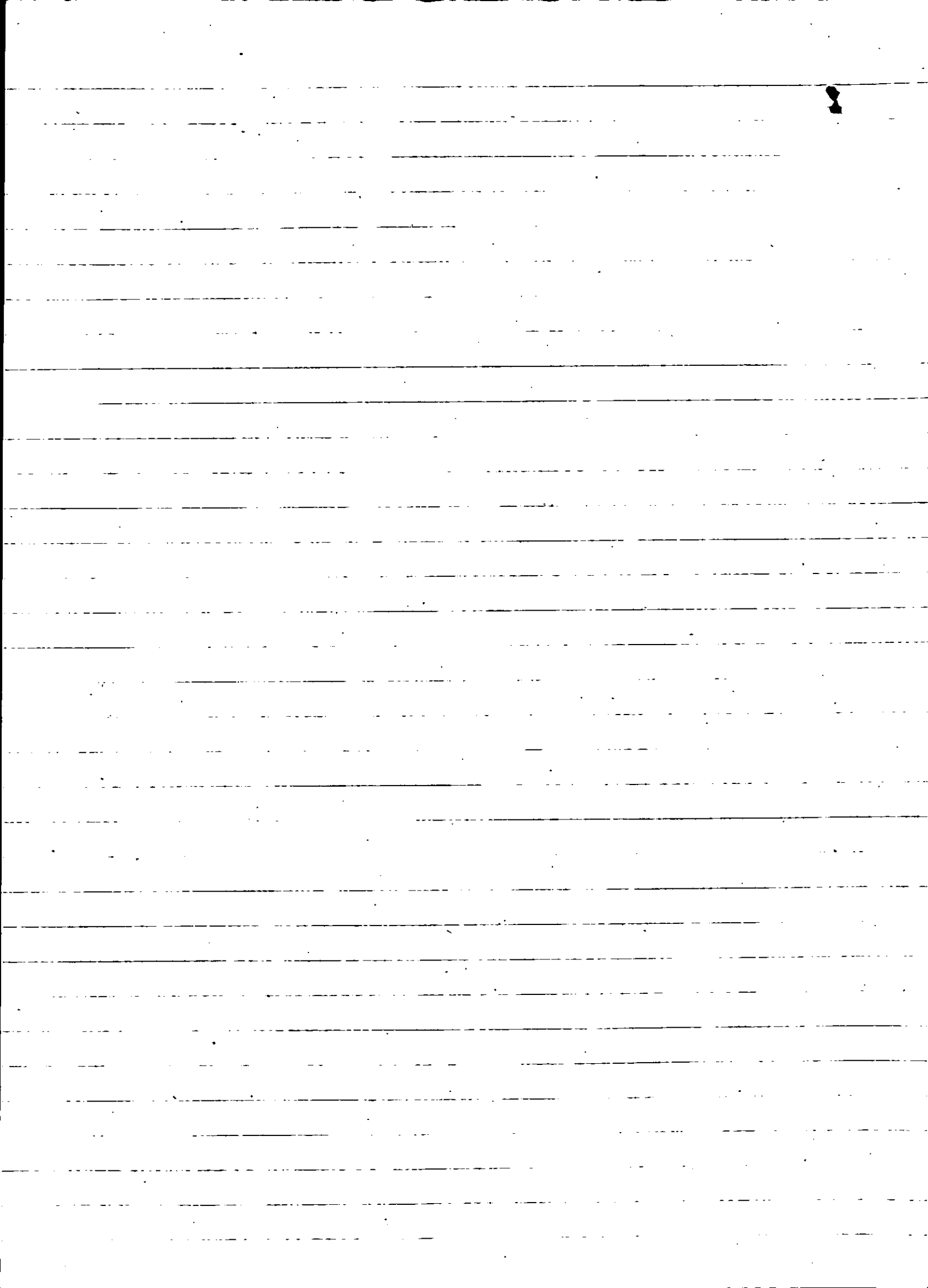
Conditions: "garage" not to be use for non res car parking

Signed:

✓

Became a consv area Aug 2002.

39, 4-3



REASON FOR DELAY

CASE NO      /      /     

is identified as a "Target" application, with the target of being passed by the Head of Development Control within 6 weeks of the completion date.

If this application, there has been a delay, beyond 8 weeks,

unable to ensure that this case has been determined within the 8 week period for the following reason(s) [highlight - there may be more than one reason!]

in arranging initial Site Visit [a date for this should be fixed up in the first week after you receive the case!]

- is due to internal Consultation (i) Design - Discussions/initial Obs.
- [highlight as many as necessary] (ii) Design - Formal Obs.
- (iii) Transportation
- (iv) Policy
- (v) Environmental Health
- (vi) Trees
- (vii) Other

if neighbour notification/external consultation necessary (spread or times) - please specify)

is not requested in time  
number - Request all revisions by end of fourth week to stand reasonable chance of renotifying and determining case within 8 weeks!

is requested in time, but not received in time  
is received but inadequate - further revisions requested

is received but reconsultation necessary  
ing Direction from English Heritage/other EH delays...

is of the Committee cycle  
ant's instruction

REASON Please state] .....

(Case Officer)

---

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

File Copy

Switchboard: 020-7937-5464  
Extension: 2079/ 2080  
Direct Line: 020-7361- 2079/ 2080  
Facsimile: 020-7361-3463  
Date: 14 May 2004

My reference: Your reference:  
My Ref: PS/DCN/PP/04/01041/SG

Please ask for: Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 65/69, Pottery Lane, London, W11 4NA**

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 Reposition front door, create garage door, renew windows in existing openings to front street elevation.**

**Applicant Crawford & Gray Architects, 65-69 Pottery Lane, Holland Park, London, W11 4NA**

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

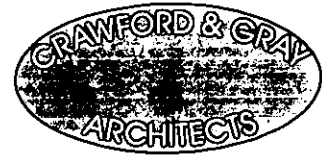
Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

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***

PP041041



The Director  
Department of Planning  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX

65 - 69 Pottery Lane  
Holland Park  
London W11 4NA

Phone: 020-7221 5966  
Fax: 020-7221 6288

info@crawfordandgray.co.uk  
www.crawfordandgray.co.uk

30 April 2004

Dear Sir

**65 - 69 Pottery Lane W11 4NA**

I enclose for your kind attention a planning application to the above building.

The proposals involve minor alterations to the front elevation of the building namely renewing the existing mixture of Georgian style glazed doors and sash windows with simpler timber framed units within the existing openings. The front door is relocated in the adjacent existing opening and a garage door opening formed by widening an existing ground floor window.

Four sets of drawings and photographs accompany the planning application. I also enclose a cheque for the planning fee of £110.

I should be pleased to arrange access if you wish to visit the site; no doubt you will let me know.

Yours sincerely

Peter Crawford  
Crawford & Gray Architects

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	42 MAY 2004				PLANNING	
K.C.						
N	G	SW	SE	APP	IQ	REC
				ARE	FPLN	DES FEES





① ~~ack obj~~ ② SG M 8/6



The Royal Borough of Kensington and Chelsea  
 Department of Planning Services

To: M.J. French  
 Director of Planning Services

Dept. 705,  
 The Town Hall,  
 Hornton Street,  
 London, W8 7NX.

Ref.: DPS/TP/ P/04 1041

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990

Proposal Address 65-69 Pottery Lane Hendon W11	Nature of Proposal Repairing front door; create garage door renew window in early opening to front street elevation
--	---

I have inspected the planning application and drawing(s) for the above property and have

**NO-OBJECTION / OBJECTION \* \*\***

to the submitted proposal

**Comment**

This proposal subverts even 19th century character as remains in Pottery Lane in favour of featureless modernism.  
 Retention of character in a predominantly 19th century Conservation Area should be respected.  
 This proposal should therefore in our opinion, be **RESISTED**.

EX DIR	HDC	TP	CAC	AD	CLU	AO FR
R.B. K.C.		- 4 JUN 2006			PLANNING	
✓	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

52

Name: P. A. Rice pp National Conservation Society  
 Full Address: 57A Riverside Road, Hendon W11 4NW  
 Date: 03/06/04 Signed: P. A. Rice

\* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.  
 Any additional comments may be set down on the back of this form.  
 \*\* Delete where applicable.

① Ack obj. ② SG.

on  
1/6.

59 Pottery Lane  
London W11 4NA

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

EX DIP	HDC	TP	CAC	AD	CLU	AO KR
R.E.		- 1 JUN 2004			PLANNING	
N	U	SW	SE	APP	IO	REC
			ARB	FPLN	DES	RES

42

24<sup>th</sup> May 2004

Dear Sir,

**Planning Application No: PP/04/01041**  
**65-67 Pottery Lane, London W11 4NA**

In reply to your notification of the above planning application I would like to make the following comments with regard to my objection to consent being granted:

The fact that a garage has been installed in this building could be construed as good news as in principle it would take one car off the street. However, the area is primarily residential and the garage has been placed in a building being used as offices which is directly in line with the residential parking bay in a relatively narrow street, leaving virtually no room for a car to manoeuvre into the garage should the bay be in use. Thus creating a situation that either a car cannot be parked in the garage - and therefore should definitely not have been installed or that the much used parking bay will lose a space required for one vehicle, which is greatly needed, and used, by the local residents. I think it goes without saying that the residents should be considered over the new owners of an office building.

For your records I would also like to comment on the fact that we saw a saloon car parked in the garage the other day and it did not actually fit; at least a couple of feet of the rear of it was protruding from the garage over the pavement. Is this how they intend to use the garage? Living at no 59 Pottery Lane entitles me to be fully aware of the depth of these buildings and I have a garage which unfortunately no vehicle apart from a smart car and an old style mini will fit in. Hence, I use the residents parking bay.

The actual building is a semi-detached building and until the architects concerned decided to re-design its frontage there was a line of continuity along that section of Pottery Lane. Now it just appears disjointed and the appearance of Pottery Lane, which is an old and historic street within the Royal Borough, has become even more incoherent.

The fact that the new owners of these premises are architects who without a shadow of a doubt must have been totally aware that they required planning permission makes the whole situation pretty abhorrent. In the past this building has been altered without planning permission and the then owners were also invited to submit a retrospective planning application. Specific alterations were requested by the Council. This was never done nor was an order made to enforce these amendments. Presumably this will be the case again, which one assumes the architects were fully aware of when they commenced building works without planning permission.

Yours faithfully,

*Emma Feather*

Emma Feather (Mrs)



The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

65 - 69 Pottery Lane  
Holland Park  
London W11 4NA

Phone: 020-7221 5966  
Fax: 020-7221 6288

info@crawfordandgray.co.uk  
www.crawfordandgray.co.uk

14 September 2004

Dear Sir

65 - 69 Pottery Lane W11 4NA

I enclose for your kind attention an Enforcement Appeal and a Planning Appeal to the above building.

Each appeal includes:

1. Appeal form with attached 14 pages grounds and facts of appeal
2. Copy of correspondence with the Local Authority including:
  - Letter dated 10 May 2004
  - Letter dated 14 May 2004
  - Letter dated 6 August 2004
3. Planning Application dated 30 April 2004 including:
  - Site plan
  - Photograph of the building before the works
  - Photomontage executed before the works carried out
  - Drawings to show floor plans, elevations and sections before and after the works
4. Letter of clarification from Crawford and Gray Architects dated 29 June 2004
5. The Planning Application refusal dated 6 July 2004
6. Enforcement Notice dated 29 June 2004-09-14

Yours sincerely

Peter Crawford  
Crawford & Gray Architects

EX DIR	HDC	TP	AD	CLU	AO
R.B.	16 SEP 2004				PLANNING
N	C	SW	SE	APP	IO
HBS			ARB	FPLN	DES FEES

Copy to Department of Planning, RBK&C



# PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

<b>A. INFORMATION ABOUT THE APPELLANT(S)</b>	
Full Name: <u>CRAWFORD &amp; GRAY ARCHITECTS</u>	
Address: <u>65-69 POTTERY LANE, LONDON</u>	
Postcode: <u>W11 4NA</u>	Reference: <u>TA/10032562</u>
<small>Failure to provide the postcode may cause delay in processing your appeal.</small>	
Daytime Telephone No: <u>0207 221 5966</u>	Fax No: <u>0207 221 6288</u>
Agent's Name (if appropriate): .....	
Agent's Address: .....	
Postcode: .....	
<small>Failure to provide the postcode may cause delay in processing your appeal.</small>	
Daytime Telephone No: .....	
Fax No: .....	
<b>B. DETAILS OF THE APPEAL</b>	
Name of the Local Planning Authority (LPA): .....	
Description of the Development:  <u>General refurbishment, renew windows and doors, insert garage door</u>	
Address of the Site:  <u>65-69 Pottery Lane, London, W11 4NA</u>	National Grid Reference (see key on OS map for Instructions). Grid Letters: Grid Numbers eg TQ:298407  <u>TQ 2480</u>
Postcode: <small>Failure to provide the postcode may cause delay in processing your appeal.</small>	
Date and LPA reference number of the application you made and which is now the subject of this appeal:  <u>4 May 2004 FP/04/00715</u>	Date of LPA notice of decision (if any):  <u>6 July 2004</u>
Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here: .....	
<u>Enforcement notice 6 August 2004</u>	

### C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:-

(\*Delete as appropriate)

(✓)

1. to \*refuse/grant subject to conditions, planning permission for the development described in Section B.
2. to \*refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission.
3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission.

Or the failure of the LPA:-

4. to give notice of its decision within the appropriate period on an application for permission or approval.

### D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - Appeals decided by written representations are normally decided much quicker than by the hearing/inquiry method. For further information see the booklet "Making your planning appeal" which accompanied this form.

1. WRITTEN REPRESENTATIONS

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.)

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary .....

3. HEARING Although you may prefer a hearing, the Inspectorate must consider your appeal suitable.

### E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA;
2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage;
3. Plans, drawings and documents forming part of the application submitted to the LPA;
4. The LPA's decision notice (if any);
5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... 29 June 2004 .....
6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). (Failure to submit this can delay your appeal).

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission;
8. Any plans, drawings and documents sent to LPA but which do not form part of the submitted application (eg drawings for illustrative purposes);
9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: .....

**F. APPEAL SITE OWNERSHIP DETAILS**

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES

**SITE OWNERSHIP CERTIFICATES**

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (\*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

**CERTIFICATE A**

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

**CERTIFICATE B**

I certify that:

I have/the appellant has \*given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name                      Address at which notice was served                      Date on which notice was served

I further certify that:

**AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)**

\*o None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

\*o I have/the appellant has \*given the requisite notice to every person other than my/him/her\*self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

Tenant's Name                      Address at which notice was served                      Date on which notice was served

\* Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.

Signed [Signature] (on behalf of) CRAWFORD & GRAY ARCHITECTS

Name (in capitals) P.J. CRAWFORD Date 14.9.04

**G. GROUNDS OF APPEAL** If the written procedure is requested, the appellant's FULL STATEMENT OF CASE MUST be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

See attached document

**PLEASE SIGN BELOW**

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed [Signature] (on behalf of) CRAWFORD & GRAY ARCHITECTS  
 Name (in capitals) P.J. CRAWFORD Date 14.9.04

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

**CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• This form signed and fully completed.</li> <li>• Any relevant documents listed at Section E enclosed.</li> <li>• Full grounds of appeal/outline of case set out at Section G.</li> <li>• Relevant ownership certificate A, B, C or D completed and signed.</li> <li>• Agricultural Holdings Certificate completed and signed.</li> </ul> | <ul style="list-style-type: none"> <li>◆ <b>1ST COPY: Send one copy of the appeal form</b> with all the supporting documents to<br/>                     The Planning Inspectorate<br/>                     Appeals Registry<br/>                     Tollgate House<br/>                     Houlton Street<br/>                     BRISTOL<br/>                     BS2 9DJ</li> <li>◆ <b>2ND COPY: Send one copy to the LPA</b>, at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.</li> </ul> |
|---|---|

## Notes of Meeting

Date: 26/07/2004

Re. 65-9 Pottery Lane

### Persons attending:

Sarah Gentry, Planning  
Alan Wito, C & D

Peter Crawford (architect)

**Explained reason for refusal, including that garage should not be used for parking car. Discussed alternatives- what would be considered acceptable.**

**1<sup>st</sup> floor level- replace existing windows with sash windows (with vertical subdivisions). Omit timber boarding.**

**Ground floor- concern re. existing width of garage doors- very prominent and materials. Replace with painted timber boarded doors.**

**Window – vertical divided gf window.**

**Door- very prominent- need to be subdivided i.e glazed panel and timber boarding.**

Advised could submit sketches for advice  
+ then separate app, but we would  
still serve fnf. Notice.

SG.



**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**

Crawford & Gray Architects,  
65-69 Pottery Lane,  
Holland Park,  
London,  
W11 4NA

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2096  
Extension: 2096  
Facsimile: 020-7361-3463

**6 - JUL 2004**

My Ref: PP/04/01041/MINO /  
Your Ref:

Please ask for: North Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT  
ORDER, 1995**

**REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

**SCHEDULE**

<b><u>DEVELOPMENT:</u></b>	Alterations to front elevation including new entrance door in new position, installation of garage door, new windows in existing openings with panels.
<b><u>SITE ADDRESS:</u></b>	65/69, Pottery Lane, London, W11 4NA
<b><u>RBK&amp;C Drawing Nos:</u></b>	PP/04/01041
<b><u>Applicant's Drawing Nos:</u></b>	252-01 and 252-02A.
<b><u>Application Dated:</u></b>	30/04/2004
<b><u>Application Completed:</u></b>	11/05/2004

**REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF**



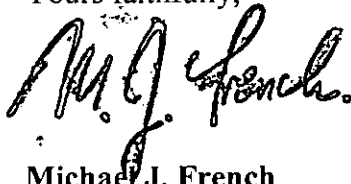
**REASON(S) FOR REFUSAL:**

1. The alterations to the building, in particular the design and materials of the new windows with panels, and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.

**INFORMATIVE(S)**

1. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD27, CD50, CD51, CD55, CD61, CD62, TR38 and TR9 (I51)
2. You are advised that the area at ground floor level should be used for storage only and not for the parking of cars.

Yours faithfully,



**Michael J. French**  
Executive Director, Planning and Conservation

Ac

ROYAL BOROUGH OF KENSINGTON & CHELSEA  
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

Date: 06/07/2004

**DELEGATED**

APP NO. PP/04/01041/MINO

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

**RECOMMENDED DECISION: Refuse planning permission**

*2/ Instruct the Director of Law Administration to issue Enforcement Notices*  
I hereby determine and refuse this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

*[Signature]* Exec. Director, Planning and Conservation  
*[Signature]* Head of Development Control  
*[Signature]* Area Planning Officer *5/7/4*

**ADDRESS OF SITE:**  
65/69, Pottery Lane, London,  
W11 4NA

APPLICATION DATED 30/04/2004

**APPLICANT/AGENT ADDRESS:**  
Crawford & Gray Architects,  
65-69 Pottery Lane,  
Holland Park,  
London,  
W11 4NA

APPLICATION COMPLETE 11/05/2004

**REFUSED**  
**DELEGATED**  
6 - JUL 2004  
**REFUSAL**

**APPLICANT:** Crawford & Gray Architects,

CONS AREA Norland CAPS Yes ART '4' No WARD Norland

LISTED BUILDING NO ENG. HERITAGE .

CONSULTED 23 OBJ. 2 SUP. 0 PET. 0

**PROPOSAL:** Alterations to front elevation including new entrance door in new position, installation of garage door, new windows in existing openings with panels.

RBK&C Drawing No(s): PP/04/01041  
Applicant's Drawing No(s) 252-01 and 252-02A.

## **REASONS FOR REFUSAL**

The alterations to the building, in particular the design and materials of the new windows with panels and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.

## **INFORMATIVE(S)**

1. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD27, CD50, CD51, CD55, CD61, CD62, TR38 and TR9 (I51)
2. You are advised that the area at ground floor level should be used for storage only and not for the parking of cars.

**1.0 THE SITE**

- 1.1 The property is located on the western side of Pottery Lane north of the junction with Penzance Place. The two storey property is used as offices/studio (B1 use).
- 1.3 The property is not a listed building, but it is located within the Norland Conservation Area.

**2.0 RELEVANT PLANNING HISTORY**

- 2.1 Planning permission was granted on 02/03/1984 for the erection of 2 2-storey houses. This permission was never implemented.
- 2.2 Planning permission was granted for a change of use to business B1 use in 1989. An application was submitted to remove conditions which required the provision of a garage and included alterations to the elevations including plate glass doors which were considered inappropriate. Permission was refused and an appeal dismissed in 1990.
- 2.3 Permission was then sought again in 1991 to remove these conditions. Permission was granted on 17/10/1991 on the grounds that it would require removal of a residents bay to enable the garage to be used. This permission included the installation of a new door at ground floor level to replace the plate glass doors.

**3.0 THE PROPOSAL**

- 3.1 Planning permission is sought for the retention of alterations to the front elevation of this property comprising the installation of a garage door to replace a window, installation of new entrance door and replacement of the existing sash windows with fully glazed windows with paneling below. This application is retrospective.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in the determination of this application are the effect of this proposal on the character and appearance of the building and the Conservation Area.
- 4.2 The relevant policies are contained within the Unitary Development Plan 2002. Policies CD27, CD50, CD51, CD55, CD61, CD62, TR38 and TR9 are of particular relevance to this application. Also for consideration is the Conservation Area Proposal Statements (CAPS).

- 4.3 The property was included as part of an extension to the Norland Conservation Area in August 2002. The report to Planning and Conservation Committee on 23<sup>rd</sup> April 2001 considering the proposed extensions states;

"A block which stands to the west of the northernmost part of the Norland Conservation Area is considered worthy of inclusion into the Norland Conservation Area. This block includes reasonably well preserved mid nineteenth century terraces onto Princedale Road and Pottery Lane which are characteristic of those on neighbouring streets which are already within designated conservation areas. The block includes attractive mews like cottages onto Pottery Lane. Properties in this block considered appropriate for inclusion include numbers 59-77 Pottery Lane, numbers 84-116 (even) Princedale Road and numbers 75-93 (odd) Princedale Road."

- 4.4 Policy CD55 is to ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions. Policy CD50 is to permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.
- 4.5 The Council's Conservation and Design Officer objects to the proposal and comments;

"This proposal is to seek the retention of alterations to the front elevation of a mews property. Although there have been previous alterations to the front elevation it is still retained a distinct character of a Victorian mews property by virtue of the window style, materials and details. These have been removed and replaced with inappropriate windows which do not preserve or enhance the exterior of the property. Coupled with the crudely inserted paneling it creates a harmful detail on the front of the property.

While the insertion of garage doors, can be acceptable, indeed is a common feature on mews properties, it is considered that the proposed design is not considered appropriate on a building of this type and style".

- 4.6 The applicant has submitted photographs to show modern buildings within the vicinity. However, these are within a different section of the Pottery Lane and are not considered to justify harmful alterations on this property.
- 4.7 It is considered that the proposed development is not compatible with the materials and character of the main building or the surrounding properties, and neither preserves or enhances the

character and appearance of the Norland Conservation Area. In light of this, the proposal conflicts with the requirements of policies CD27, CD50, CD51, CD55, CD61 and CD62.

- 4.8 The Director of Transportation and Highways comments that "I note from the drawing that the room behind the door is described as archive storage and garage. The garage would not be large enough to accommodate a large car and this would in any case be contrary to TR38 (limiting the number of off street spaces in non residential development). If you are minded to grant planning permission then you should attach a condition that the garage shall not be used for the parking of cars. I would however welcome the provision of cycle parking which would be in accordance with TR39. The applicants should be informed that no door should open over the public highway."
- 4.9 There is no crossover in front of the property to provide access to the garage and given that the property is currently being used as an architects office with a need for storage, it is considered that it would be reasonable to attach a condition that the garage should not be used for parking of cars. Since this could be dealt with by condition, it is not recommended that this is included as an additional reason for refusal.

## **5.0 CONSULTATION**

- 5.1 Twenty one letters of notification were sent out to properties in Pottery Lane, Princedale Road and Penzance Place.
- 5.2 To date, a letter has objection has been received from a neighbouring resident. She comments that;

"the area is primarily residential and the garage has been placed in line with the residential parking bay in a relatively narrow street, leaving virtually no room for a car to be manoeuvre into the garage should the bay be in use. Thus creating a situation that the either a car cannot be parked in the garage – and therefore should definitely not have been installed or thant the much used parking bay will be lose a space required for one vehicle which is greatly needed and used, by the local residents."

She also notes that she saw a saloon car parked in the garage which did not fit and so a couple of feet of the rear of it was protruding onto the pavement.

She also comments;

"The actual building is a semi-detached building and until the architects concerned decided to redesign its frontage there was a

line of continuity along that section of Pottery Lane. Now it just appears disjointed and the appearance of Pottery Lane which is an old and historic street within the Royal Borough has become even more incoherent"

- 5.3 The Norland Conservation Society also object to the proposal. They state;

"This proposal subverts such 19<sup>th</sup> century character as remains in Pottery Lane in favour of featureless modernization. Retention of character in a predominantly 19<sup>th</sup> century Conservation Area should be respected. This proposal should therefore in our opinion be resisted."

## **6.0 RECOMMENDATION**

- 6.1 Refuse Planning Permission.

- 6.2 Instruct the Director of Law and Administration to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 and to take all necessary steps to secure compliance.

- 6.3 Breach of Planning Control

Without planning permission, alterations to the front elevation of this property comprising the installation of a garage door to replace a window, installation of new entrance door and replacement of the existing sash windows and French doors with fully glazed windows with paneling below.

- 6.4 Steps to be taken

Remove the unauthorised windows and panels, garage doors, and entrance door, and reinstate the sash windows, French doors with railings, and panelled entrance door as previously existing and shown on drawing 252-02A dated 1.3.04.

- 6.5 Period for Compliance

Six calendar months.

- 6.6 Reason for Issue

The breach of planning control appears to have occurred within the last four years. The alterations to the building, in particular the design and materials of the new windows with panels and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to



be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.

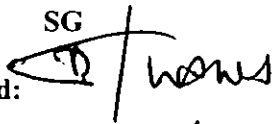
6.7 Notice to be served on.  
Crawford and Gray Architects  
65-69 Pottery Lane  
Holland Park  
London W11 4NA

And any other person with a legal interest in the land.

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

**Background Papers**

**The contents of file PP/04/01041 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

Report Prepared By: SG  
Report Approved By:   
Date Report Approved: 6/7/04

C. C. L. P + LmeB  
8/7/04 ✓

**INFORMAL HEARING  
STATEMENT OF CASE**

**SITE: 65-69 POTTERY LANE, W11**



**RBK&C Ref: DPS/DCN/PP/04/01041/SG  
DPS/DCN/ E/04/0072/KDP**

**ODPM Ref: APP/K5600/A/04/1161909  
APP/K5600/C/04/1161942**

**SARAH GENTRY & ALAN WITO**

**ROYAL BOROUGH OF KENSINGTON AND CHELSEA**

Appeals under Section 78 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) against the refusal of planning permission dated 6<sup>th</sup> July 2004 and the issue of an Enforcement Notice dated 6<sup>th</sup> August 2004 in connection with the breach of planning control concerning alterations to the front elevation of the property comprising the installation of a new garage door, new entrance door and replacement of the existing timber sash windows and French doors with fully glazed windows and timber panelling below at;

**65- 9 Pottery Lane, W11 4NA**

Local Authority Reference:

DPS/DCN/PP/04/1041/SG  
DPS/DCN/E/04/0072/KP

ODPM Reference:

App/K5600/A/04/1161909  
App/K5600/C/04/1161942

## CONTENTS

- 1.0 The site
- 2.0 The development
- 3.0 Relevant Planning History
- 4.0 Planning Policy and Legislation
- 5.0 Amplification for the reasons for the refusal of planning permission and the issue of the Enforcement Notice
- 6.0 Public Consultation
- 7.0 Comments on the appellant's grounds of appeal
- 8.0 Conclusion
- 9.0 Recommended conditions should planning permission be granted.

**1.0 THE SITE**

- 1.1 The site is located on the western side of Pottery Lane, north of the junction with Penzance Place. The two storey property is used as office/studio (B1 office use).
- 1.2 The property is located within the Norland Conservation Area, but it is not a listed building.
- 1.3 A location map is enclosed as Appendix 1.

**2.0 SUMMARY OF DEVELOPMENT**

- 2.1 An appeal is lodged against the Council's decision to refuse planning permission for the retention of alterations to the front elevation of this property comprising the installation of a garage door to replace a window, installation of new entrance door and replacement of the existing sash windows with fully glazed windows with paneling below and to issue an Enforcement Notice for their retention.
- 2.2 A delegated report to the Executive Director of Planning and Conservation dated 6<sup>th</sup> July 2004 recommended to refuse planning permission and for an Enforcement Notice be served and to pursue any legal action necessary to secure its compliance. A copy of the report to the Executive Director of Planning and Conservation is shown in Appendix 2.
- 2.3 The reason for refusal of planning permission was as follows;  
"The alterations to the building, in particular the design and materials of the new windows with panels, and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the "Conservation and Development" chapter of the Unitary Development Plan, in particular Policies CD27, CD50, CD51, CD55, CD61 and CD62." (Appendix 3)
- 2.4 An Enforcement notice was served on 6<sup>th</sup> August 2004. The breach of planning control alleged in the notice is  
"Without planning permission, alterations to the front elevation of this property comprising the installation of new garage door, new entrance door and replacement of the existing timber sash windows and French doors with fully glazed windows and timber panelling below."
- 2.5 The reasons for issue the notice were;  
"It appears to the Council that the above breach of planning control has occurred within the last four years. The alterations to the building, in particular the design and materials of the new windows with panel doors and doors, are not considered

to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the "Conservation and Development" chapter of the Unitary Development Plan, in particular Policies CD27, CD50, CD51, CD55, CD61 and CD62.

- 2.6 The requirements of the Enforcement Notice are as follows;
- i ) remove the unauthorised windows and timber panels, garage door and entrance door
  - ii ) reinstate the timber sash windows, French doors with metal railings and panelled entrance door as previously existing and shown on drawing 252-02A dated 01.03.04 and as submitted with planning application PP/04/01041.
- 2.7 A copy of the notice is included as Appendix 4.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 A complaint was received by telephone on 22<sup>nd</sup> April 2004 that demolition and alterations were taking place to the front of 65-7 Pottery Lane.
- 3.2 A site visit on the 29<sup>th</sup> April 2004 by a Planning Enforcement Officer, confirmed that works occurring at the premises entailed the installation of new windows with wooden panels, the installation of a new garage and door and the reconfiguration of the front access of the property.
- 3.3 A letter was sent on 10<sup>th</sup> May 2004 advising the owner/occupier of the property, that the works require planning permission and advising that they submit an application (included as Appendix 5). The application was received on 11<sup>th</sup> May 2004.
- 3.4 A site meeting took place on the 15<sup>th</sup> June 2004 between the Planning Officer, Conservation and Design Officer and the architect.
- 3.5 The planning application was refused on 6<sup>th</sup> July 2004, a further meeting took place on 26<sup>th</sup> July 2004 and the enforcement notice was served 6<sup>th</sup> August 2004.

4.0 **PLANNING POLICY**

*Relevant Legislation and Central Government Guidance*

4.1 Attention is drawn to section 54A of the 1990 Act and the related advice contained within Planning Policy Guidance: General Policies and Principles (PPG1) Paragraph 40, in particular that applications which are not in accordance with the relevant policies in the Plan should not be allowed unless material considerations justify granting planning permission.

4.2 PPG1 goes on to state in paragraphs 13 and 15 that;

“The appearance of proposed development and its relationship to its surroundings are therefore material considerations in determining planning applications and appeals” (paragraph 13) and that local planning authorities should reject poor designs which “may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings”. (paragraph 15)

4.3 PPG15 on Planning and the Historic Environment states in paragraph 4.14 that;

“Section 72 of the Act (1990 Planning Listed buildings and Conservation Areas) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area”.

4.4 The Council’s Unitary Development Plan was adopted May 2002.

4.5 Chapter 4 of the Unitary Development Plan contains the policies relating to conservation and development. The Council is concerned that the quality of architectural design of development in all areas of the Borough should be high. The relevant policy is CD27.

**“To ensure that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.”**

4.6 Policy CD50 states;  
**“To permit alterations only where the external appearance of buildings or the surrounding area would not be harmed”**

4.7 Policy CD51 is  
**To resist unsympathetic small-scale developments which in themselves cause harm and where the cumulative effect of a number of similar proposals would be detrimental to the character of the area.**

4.8 The supporting text for this states that

“the Council will pay particular regard to those unsympathetic small scale developments and extensions may cause harm to the streetscene, the residential character or amenity and whose significance lies in the incremental and cumulative effects which can be so easily detrimental to the local environment.”

4.9 Policy CD55 is  
**To ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions.**

4.10 The supporting text states;  
“The many streets in the Borough form an integral part of the nineteenth century pattern of development of this area of London. Indeed, the mews as a feature of the townscape is one of the factors which distinguishes London from other cities. Whilst their origin as stable blocks for large houses means that they are generally of modest design, they do have a distinct character based on their consistency, simplicity and unity”.

4.11 Policy CD61 is  
**To ensure that any development in a conservation area preserves and enhances the character or appearance of the area**

4.12 Policy CD62 is  
**To ensure that all development in conservation areas is to a high standard of design and is compatible with:**

- a) **character, scale and pattern;**
- b) **bulk and height**
- c) **proportion and rhythm**
- d) **roofscape**
- e) **materials**
- f) **landscaping and boundary treatment of surrounding development.**

*Norland Conservation Area Policy Statement*

4.13 This document was published in 1982 and is intended to provide supplementary guidance for development within the conservation area. Of particular note in this case is the information provided on pages 50 and 51 in relation to door and window alterations. With regard to window alterations it states:

“With windows the proportions of the frame or architrave within the elevation maybe spoilt by the removal of the glazing bars”

It continues:

“Original glazing patterns add interest to otherwise stark or simple buildings”.



5.0 **AMPLIFICATION FOR THE REASONS FOR THE REFUSAL OF PLANNING PERMISSION AND THE ISSUE OF THE ENFORCEMENT NOTICE**

5.1 This property was included as part of an extension to the Norland Conservation Area in August 2002. The report to Planning and Conservation Committee on 23<sup>rd</sup> April 2001 considering the proposed extensions states;

“A block which stands to the west of the northernmost part of the Norland Conservation Area is considered worthy of inclusion into the Norland Conservation Area. This block includes reasonably well preserved mid nineteenth century terraces onto Princedale Road and Pottery Lane which are characteristic of those on neighbouring streets which are already within designated conservation areas. The block includes attractive mews like cottages onto Pottery Lane. Properties in this block considered appropriate for inclusion include numbers 59-77 Pottery Lane, numbers 84-116 (even) Princedale Road and numbers 75-93 (odd) Princedale Road.” (Appendix 7)

5.2 There is a varied character on Pottery Lane with buildings dating from different ages, however mostly they are two storey properties which gives the street a cohesiveness. The very reason for including this property in the conservation area was because it still maintained its Victorian character. It is considered that any alterations should preserve this character and any alterations which fail to do this are harmful to this part of the Conservation Area.

5.3 Policy CD55 is to ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions. Policy CD50 is to permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.

5.4 This proposal is to seek the retention of alterations to the front elevation of a mews property. Although there have been previous alterations to the front elevation it is still retained a distinct character of a Victorian mews property by virtue of the window style, materials and details. These have been removed and replaced with inappropriate windows which do not preserve or enhance the exterior of the property. These windows remove any articulation and interest of the sash window by removing the glazing bars and using a single sheet of glass in stark contrast to the relief given by the differing sashes and glazing bars. Coupled with the panelling it creates a harmful and insensitive detail on the front of the property. This has resulted in the glazed area now being square in shape rather than the usual vertical proportions of a sash window. While the insertion of garage doors, can be acceptable, indeed is a common feature on mews properties, it is considered that the proposed design is not considered appropriate on a building of this type and style. In this case veneered oak has been used which appears as

untreated timber rather than the painted timber doors that would be expected to be found on a building of this period. The use of veneered oak has resulted in a very bland and featureless door. Although mews type properties are traditionally modest they do incorporate an element of detail in the doors (be it vertical timber boards or framing). Essentially these alterations have added strikingly plain and modern features to a building which is considered to be a reasonably well preserved Victorian mews type properties.

- 5.5 It is considered that the proposed development is not compatible with the materials and character of the main building or the surrounding properties, and neither preserves or enhances the character and appearance of the Norland Conservation Area. It is considered that the unauthorized alterations to the façade of this property form discordant and unwelcome elements in the street scene that have harmed the character and appearance of this part of the Conservation Area. In light of this, the proposal conflicts with the requirements of policies CD27, CD50, CD51, CD55, CD61 and CD62.

#### 6.0 PUBLIC CONSULTATION

- 6.1 In response to the public consultation regarding the planning application, a neighbour commented "the area is primarily residential and the garage has been placed in line with the residential parking bay in a relatively narrow street, leaving virtually no room for a car to be manoeuvre into the garage should the bay be in use. Thus creating a situation that the either a car cannot be parked in the garage – and therefore should definitely not have been installed or than the much used parking bay will be lose a space required for one vehicle which is greatly needed and used, by the local residents."

- 6.2 She also notes that she saw a saloon car parked in the garage which did not fit and so a couple of feet of the rear of it was protruding onto the pavement.

- 6.3 She also commented;

"until the architects concerned decided to redesign its frontage there was a line of continuity along that section of Pottery Lane. Now it just appears disjointed and the appearance of Pottery Lane which is an old and historic street within the Royal Borough has become even more incoherent".

- 6.4 The Norland Conservation Society also objected to the proposal. They state; "This proposal subverts such 19<sup>th</sup> century character as remains in Pottery Lane in favour of featureless modernization. Retention of character in a predominantly 19<sup>th</sup> century Conservation Area should be respected. This proposal should therefore in our opinion be resisted."

7.0 **COMMENTS ON THE APPELLANT'S GROUNDS OF APPEAL**

7.1 The appellant has appealed the refusal of planning permission and also the Enforcement Notice on grounds (a) and (f). The Council's response therefore concentrates on each of these two grounds in turn.

7.2 **Appeal against refusal of planning permission and Ground (a) of the Enforcement Notice – That planning permission should be granted for what is alleged in the notice.**

7.3 The appellant addresses the relevant planning policies in the grounds of appeal. With regard to Policy CD27, the appellant claims that the refurbishment of the building has left the scale, height, bulk, materials unaltered, and in particular claims that the window openings to the first floor are unchanged and that the door, door frames and window frames are of wood as were the originals. However, whilst the window openings may have been physically retained, panelling has been inserted within them so visually the window openings do not appear as the previously existing windows. Whilst the doors, door frames and window frames may be wood, they are from oak with a veneered finish. The characteristic material for doors and window frames in the Norland Conservation Area is painted timber as were the previous sash windows and it is considered that the oak veneer finish is not in character with this.

7.4 The appellant states that the design of the first floor windows is dictated by the internal function of the space and that there are a number of other examples of window panels within Pottery Lane. Whilst there may be other examples of window panels within Pottery Lane, the window panels inserted at this property have been inserted within the lower third proportion of the windows and fail to maintain the proportions of the original openings.

7.5 Whilst inspiration for the new door may have come from Carlo Scarpa's Brion Chapel, the Council is concerned that it is not appropriate in this location. The appellant gives a number of photographs of other doors in Pottery Lane. Whilst these show a variety of designs, the majority of the doors are of traditional proportions and from painted timber with panelling which are considered to be in keeping with the character of the area. In contrast, the new door at the appeal property is veneer flush finish that is considered to be at odds with the predominantly nineteenth century character of the area.

7.6 The appellant argues that by borrowing a small number of existing details from the surrounding properties, the building itself is tied even more fully into its area and reinforces the character of the area. In this case they have taken elements from more modern buildings and applied them to a building from the nineteenth century. In this case it is considered that the alterations have harmed the building and

therefore fail to preserve or enhance the character and appearance of the Conservation Area.

7.7 The appellant argues that the character, scale and pattern of the development is in keeping with its surroundings. He states that the proportion and rhythm is unchanged by the proposals. However, it is considered that the proportion and rhythm has been disturbed, in particular the window panels disturb the proportions of the original openings.

7.8 **Ground (f) The steps required exceed what is necessary to remedy any breach of control**

7.9 The appellant has not provided any statement relating to these grounds of appeal.

8.0 **CONCLUSIONS**

8.1 The alterations are considered to be contrary to the Council's adopted Unitary Development Plan Policies and considered to harm the character and appearance of the building and the Conservation Area. The Inspector is therefore requested to dismiss this appeal.

9.0 **RECOMMENDED CONDITIONS IF PLANNING PERMISSION WERE TO BE GRANTED**

9.1 There is no crossover in front of the property to provide access to the garage and given that the property is currently being used as an architect's office with a need for storage, it is considered that it would be reasonable to attach a condition that the garage should not be used for parking of cars. The drawing annotates that the room behind the door is described as archive storage and garage. The garage would not be large enough to accommodate a large car and this would in any case be contrary to TR38 (limiting the number of off street spaces in non residential development). If you are minded to grant planning permission, then it is requested that a Condition is attached;

**The garage accommodation shown on the approved drawing shall be used for storage only and shall not be used for the parking of cars in association with the B1 use.**

9.2 In addition;

**The timber door frames and doors hereby approved shall be painted white or another colour to be approved in writing by the Executive Director, Planning and Conservation.**

*Reason- To preserve the character and appearance of the Conservation Area*

## **APPENDICES**

- Appendix 1** Location map of appeal premises
- Appendix 2** Report to the Executive Director of Planning and Conservation recommending the refusal of planning permission and the issuing of an Enforcement Notice dated 6<sup>th</sup> July 2004
- Appendix 3** Decision letter for refusal of planning permission dated 6<sup>th</sup> July 2004
- Appendix 4** Enforcement Notice dated 6<sup>th</sup> August 2004
- Appendix 5** Letter dated 10<sup>th</sup> May 2004
- Appendix 6** Chapter 4 of the Unitary Development Plan as adopted May 2002.
- Appendix 7** Report for extension of Norland Conservation Area
- Appendix 8** Photographs of the appeal site and the surrounding area
- Appendix 9** Copy of notification letter sent
- Appendix 10** List of people notified of the appeal
- Appendix 11** Extract from Norland Conservation Area Policy Statement
- Appendix 12** Letters received in response to original planning application

65-9 Pottery Lane, W11



**1.0 THE SITE**

- 1.1 The property is located on the western side of Pottery Lane north of the junction with Penzance Place. The two storey property is used as offices/studio (B1 use).
- 1.3 The property is not a listed building, but it is located within the Norland Conservation Area.

**2.0 RELEVANT PLANNING HISTORY**

- 2.1 Planning permission was granted on 02/03/1984 for the erection of 2 2-storey houses. This permission was never implemented.
- 2.2 Planning permission was granted for a change of use to business B1 use in 1989. An application was submitted to remove conditions which required the provision of a garage and included alterations to the elevations including plate glass doors which were considered inappropriate. Permission was refused and an appeal dismissed in 1990.
- 2.3 Permission was then sought again in 1991 to remove these conditions. Permission was granted on 17/10/1991 on the grounds that it would require removal of a residents bay to enable the garage to be used. This permission included the installation of a new door at ground floor level to replace the plate glass doors.

**3.0 THE PROPOSAL**

- 3.1 Planning permission is sought for the retention of alterations to the front elevation of this property comprising the installation of a garage door to replace a window, installation of new entrance door and replacement of the existing sash windows with fully glazed windows with paneling below. This application is retrospective.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in the determination of this application are the effect of this proposal on the character and appearance of the building and the Conservation Area.
- 4.2 The relevant policies are contained within the Unitary Development Plan 2002. Policies CD27, CD50, CD51, CD55, CD61, CD62, TR38 and TR9 are of particular relevance to this application. Also for consideration is the Conservation Area Proposal Statements (CAPS).

- 4.3 The property was included as part of an extension to the Norland Conservation Area in August 2002. The report to Planning and Conservation Committee on 23<sup>rd</sup> April 2001 considering the proposed extensions states;

"A block which stands to the west of the northernmost part of the Norland Conservation Area is considered worthy of inclusion into the Norland Conservation Area. This block includes reasonably well preserved mid nineteenth century terraces onto Princedale Road and Pottery Lane which are characteristic of those on neighbouring streets which are already within designated conservation areas. The block includes attractive mews like cottages onto Pottery Lane. Properties in this block considered appropriate for inclusion include numbers 59-77 Pottery Lane, numbers 84-116 (even) Princedale Road and numbers 75-93 (odd) Princedale Road."

- 4.4 Policy CD55 is to ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions. Policy CD50 is to permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.

- 4.5 The Council's Conservation and Design Officer objects to the proposal and comments;

"This proposal is to seek the retention of alterations to the front elevation of a mews property. Although there have been previous alterations to the front elevation it is still retained a distinct character of a Victorian mews property by virtue of the window style, materials and details. These have been removed and replaced with inappropriate windows which do not preserve or enhance the exterior of the property. Coupled with the crudely inserted paneling it creates a harmful detail on the front of the property.

While the insertion of garage doors, can be acceptable, indeed is a common feature on mews properties, it is considered that the proposed design is not considered appropriate on a building of this type and style".

- 4.6 The applicant has submitted photographs to show modern buildings within the vicinity. However, these are within a different section of the Pottery Lane and are not considered to justify harmful alterations on this property.

- 4.7 It is considered that the proposed development is not compatible with the materials and character of the main building or the surrounding properties, and neither preserves or enhances the



character and appearance of the Norland Conservation Area. In light of this, the proposal conflicts with the requirements of policies CD27, CD50, CD51, CD55, CD61 and CD62.

- 4.8 The Director of Transportation and Highways comments that "I note from the drawing that the room behind the door is described as archive storage and garage. The garage would not be large enough to accommodate a large car and this would in any case be contrary to TR38 (limiting the number of off street spaces in non residential development). If you are minded to grant planning permission then you should attach a condition that the garage shall not be used for the parking of cars. I would however welcome the provision of cycle parking which would be in accordance with TR39. The applicants should be informed that no door should open over the public highway."
- 4.9 There is no crossover in front of the property to provide access to the garage and given that the property is currently being used as an architects office with a need for storage, it is considered that it would be reasonable to attach a condition that the garage should not be used for parking of cars. Since this could be dealt with by condition, it is not recommended that this is included as an additional reason for refusal.

## **5.0 CONSULTATION**

- 5.1 Twenty one letters of notification were sent out to properties in Pottery Lane, Princedale Road and Penzance Place.
- 5.2 To date, a letter has objection has been received from a neighbouring resident. She comments that;

"the area is primarily residential and the garage has been placed in line with the residential parking bay in a relatively narrow street, leaving virtually no room for a car to be manoeuvre into the garage should the bay be in use. Thus creating a situation that the either a car cannot be parked in the garage - and therefore should definitely not have been installed or that the much used parking bay will be lose a space required for one vehicle which is greatly needed and used, by the local residents."

She also notes that she saw a saloon car parked in the garage which did not fit and so a couple of feet of the rear of it was protruding onto the pavement.

She also comments;

"The actual building is a semi-detached building and until the architects concerned decided to redesign its frontage there was a

line of continuity along that section of Pottery Lane. Now it just appears disjointed and the appearance of Pottery Lane which is an old and historic street within the Royal Borough has become even more incoherent"

- 5.3 The Norland Conservation Society also object to the proposal. They state;

"This proposal subverts such 19<sup>th</sup> century character as remains in Pottery Lane in favour of featureless modernization. Retention of character in a predominantly 19<sup>th</sup> century Conservation Area should be respected. This proposal should therefore in our opinion be resisted."

## **6.0 RECOMMENDATION**

- 6.1 Refuse Planning Permission.

- 6.2 Instruct the Director of Law and Administration to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 and to take all necessary steps to secure compliance.

- 6.3 Breach of Planning Control

Without planning permission, alterations to the front elevation of this property comprising the installation of a garage door to replace a window, installation of new entrance door and replacement of the existing sash windows and French doors with fully glazed windows with paneling below.

- 6.4 Steps to be taken

Remove the unauthorised windows and panels, garage doors, and entrance door, and reinstate the sash windows, French doors with railings, and panelled entrance door as previously existing and shown on drawing 252-02A dated 1.3.04.

- 6.5 Period for Compliance

Six calendar months.

- 6.6 Reason for Issue

The breach of planning control appears to have occurred within the last four years. The alterations to the building, in particular the design and materials of the new windows with panels and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to

be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.


6.7 Notice to be served on.  
Crawford and Gray Architects  
65-69 Pottery Lane  
Holland Park  
London W11 4NA

And any other person with a legal interest in the land.

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/04/01041 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: SG  
Report Approved By:  / *W. Jones*  
Date Report Approved: *6/7/04*

**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**

Crawford & Gray Architects,  
65-69 Pottery Lane,  
Holland Park,  
London,  
W11 4NA

Switchboard: 020-7937-5464

Direct Line: 020-7361-2096

Extension: 2096

Facsimile: 020-7361-3463

**6 - JUL 2004**

My Ref: PP/04/01041/MINO /

Your Ref:

Please ask for: North Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT  
ORDER, 1995**

**REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT:** Alterations to front elevation including new entrance door in new position, installation of garage door, new windows in existing openings with panels.

**SITE ADDRESS:** 65/69, Pottery Lane, London, W11 4NA

**RBK&C Drawing Nos:** PP/04/01041

**Applicant's Drawing Nos:** 252-01 and 252-02A.

**Application Dated:** 30/04/2004

**Application Completed:** 11/05/2004

**REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF**



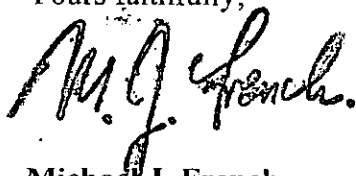
**REASON(S) FOR REFUSAL:**

1. The alterations to the building, in particular the design and materials of the new windows with panels, and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.

**INFORMATIVE(S)**

1. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD27, CD50, CD51, CD55, CD61, CD62, TR38 and TR9 (I51)
2. You are advised that the area at ground floor level should be used for storage only and not for the parking of cars.

Yours faithfully,



**Michael J. French**  
Executive Director, Planning and Conservation

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)

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**ENFORCEMENT NOTICE  
(Operational Development)**

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ISSUED BY: The Royal Borough of Kensington and Chelsea ("the Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED**

Land at 65/69, Pottery Lane, London W11 4NA shown hatched black on the attached plan ("the Land")

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

~~Without planning permission, alterations to the front elevation of this property comprising the installation of a new garage door, new entrance door and replacement of the existing timber sash windows and French doors with fully glazed windows and timber panelling below.~~

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last four years. The alterations to the building, in particular the design and materials of the new windows with panels and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character

and appearance of the building and this part of the Norland Conservation Area of which it forms part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Remove the unauthorised windows and timber panels, garage doors, and entrance door
- (ii) Reinstate the timber sash windows, French doors with metal railings, and panelled entrance door as previously existing and shown on drawing 252-02A dated 01.03.04 and as submitted with planning application PP/04/01041.

Time for compliance: Six calendar months after this notice takes effect.

**6. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 12<sup>th</sup> October 2004 unless an appeal is made against it beforehand.

Dated: 6<sup>th</sup> August 2004

Signed: Cathy Eadie  
Director of Law and Administration  
(The Officer appointed for the purpose).

On behalf of the Royal Borough of Kensington and Chelsea of The Town Hall, Hornton Street, London, W8 7NX

**ANNEX**

**YOUR RIGHT OF APPEAL**

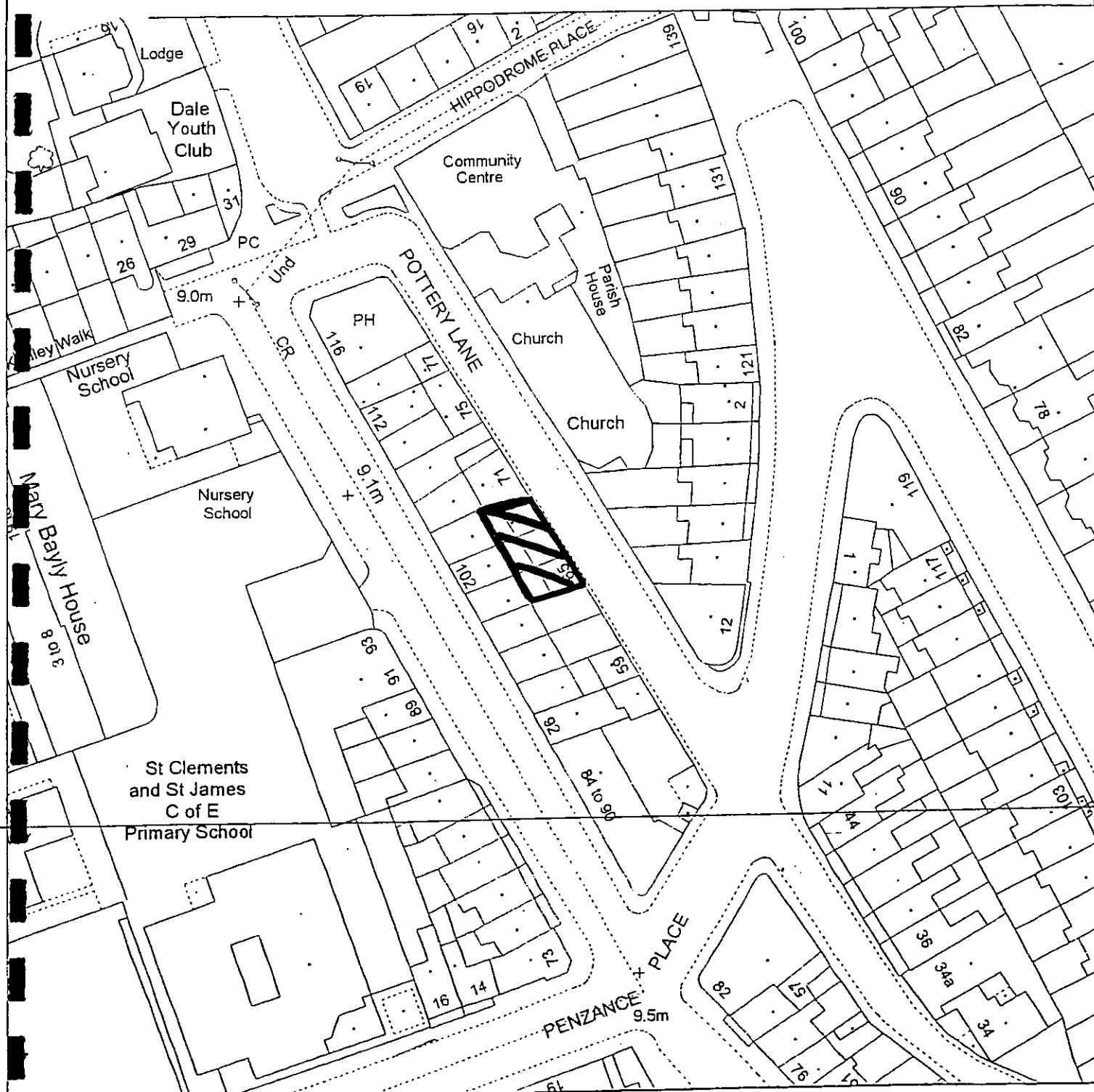
~~You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before 12<sup>th</sup> October 2004~~ The enclosed booklet "Making your enforcement appeal" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The second is to be returned to the Council at the same time. The third is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this enforcement notice which is enclosed.

**WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this enforcement notice, it will take effect on 12<sup>th</sup> October 2004 and you must ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in this notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the

RBKC - Planning and Conservation - Card Index - Site Map

65/69, Pottery Lane, Kensington, W11



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(06/08/2004)

Map width : 150.00m

Scale 1 : 769



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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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Crawford & Gray Architects,  
65-69 Pottery Lane,  
London,  
W11

Switchboard: 020 7937 5464  
Extension: 2982  
Direct Line: 020 7361 2982  
Facsimile: 020 7361 3463  
Email: kevin.plaster@rbkc.gov.uk  
Web: www.rbkc.gov.uk

10 May 2004

Attention of:- Peter Crawford

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

My reference: DPS/DCN/KDP/ Your reference:  
E/04/0072

Please ask for: Kevin Plaster

Dear Mr Crawford,

**Town and Country Planning Act 1990**  
**65-69 Pottery Lane, W11**

It has been drawn to my attention that works have been carried out at the above address, consisting of the installation of new windows with wooden panels, the installation of a new garage and door and the reconfiguration of the front access of the property.

Following an inspection of the premises and an examination of the relevant planning records I am of the opinion that these works require planning permission from the Royal Borough.

I enclose copies of the appropriate application forms in order that you may submit an application to regularise the situation. The issue of such forms must not be construed as an indication that permission will necessarily be granted. This is because each application is determined on its individual merits having due regard to all the material considerations, which can only be properly considered after an application has been submitted.

If I have not received an application **within 28 days of the date of this letter, marked for the attention of the case officer named at the top of the letter**, I shall consider taking enforcement action to remedy the situation. This action might include the issue of an enforcement notice which is served on all of the owners, lessees, mortgagees and other persons having a material interest in the property and it is also entered on the Local Land Charges records which could make the future sale or financing of the property more difficult.

If you are unclear of what I am asking you to do or wish to discuss the matter further please contact the case officer whose telephone number is at the top of this letter. Even if you do so the above requirements and deadlines must still be met.

Yours sincerely

M. J. French  
Executive Director, Planning and Conservation

INVESTOR IN PEOPLE

- 4.2.35 However, the Council will have regard also to the value to the community of those activities, often small-scale, generally service or craft orientated, whose economic existence depends on a pool of low-cost property. (See Offices and Industry Chapter).

### 4.3 CONTROL OF DEVELOPMENT

- 4.3.1 The policies below apply in all parts of the Borough.

#### Standards of Design

- 4.3.2 The Council is concerned that the quality of architectural design of development in all areas of the Borough should be of a high standard. Development may also provide opportunities for environmental benefits such as sitting-out, sports or landscaped areas.

**CD27 To ensure that all development in any part of the Borough is to a high standard of design and is sensitive to and compatible with the scale, height, bulk, materials and character of the surroundings.**

#### Urban Design

- 4.3.3 Quality in urban design is an essential component in the control of development. It includes the relationship between different buildings; the relationship between buildings and the streets, squares, parks, trees and other vegetation, waterways and other spaces which make up the public domain; the nature and quality of the public domain itself; the relationship of one part of a city with other parts; and the patterns of movement and activity which are thereby established.

- 4.3.4 The policy below is intended to reinforce and enhance the traditional urban pattern of the Royal Borough in a number of ways:

- By maintaining free movement, particularly of pedestrians, through the streets of the Borough (permeability);
- By preserving and creating features which contribute in a positive way to the legibility of the built environment (that is, the way the urban environment is recognised and understood) including landmarks, building lines, open spaces, views, vistas and key locations such as important cross roads, shopping centres or public gathering places;
- By ensuring visually interesting and secure streets by the provision of active frontages in appropriate locations, the maintenance of defensible space, and the provision of appropriate uses and design of upper floors to ensure informal surveillance of the public realm;

**CD49 To resist side extensions to buildings if:**

- (a) **the architectural symmetry of a building, terrace or group of buildings would be impaired;**
- (b) **the original architectural features on a formal flank elevation would be obscured;**
- (c) **access to the rear of the property or of those adjoining would be lost or reduced.**

4.4.12 Single storey side extensions at garden level may be permitted where they would not conflict with the above policy, are in a style sympathetic to the original building, and are set back from the original front and rear building lines.

**Other Alterations**

4.4.13 Alterations and extensions are often necessary to modernise, adapt or extend the life of a building. If unsympathetically carried out they may individually spoil the appearance of buildings or collectively be detrimental to the townscape.

**CD50 To permit alterations only where the external appearance of buildings or the surrounding area would not be harmed.**

4.4.14 Such alterations may include the following: the replacement of windows or glazing patterns; the replacement of panelled front entrance doors; the repair or replacement of stucco other than to the original design; the permanent removal of projecting mouldings; balustrades, chimneys or other architectural details; the permanent fixing of any form of equipment or structure to the facade; the rendering or painting of a brick-faced building; security works including alarms and cameras; shutters or grilles; ventilation/extract ducts and plant; front walls and railings; and signs which are not advertisements.

4.4.15 The Council will pay particular regard to those unsympathetic small-scale developments and extensions which may cause harm to the street scene, and the residential character or amenity. The significance of these lies in the incremental and cumulative effects which can so easily be detrimental to the local environment.

**CD51 To resist unsympathetic small-scale developments which in themselves cause harm and where the cumulative effect of a number of similar proposals would be detrimental to the character of the area.**

**or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;**

- d) the car, when parked on the hardstanding, would obstruct daylight or outlook enjoyed by a basement dwelling.**

#### **Mews**

4.4.21 The many mews streets in the Borough form an integral part of the nineteenth century pattern of development of this area of London. Indeed, the mews as a feature of the townscape is one of the factors which distinguishes London from other cities. Whilst their origin as stable blocks for large houses means that they are generally of modest design, they do have a distinct character based on their consistency, simplicity and unity. (See Policy H4 of the Housing Chapter and Policy E14 of the Office and Industry Chapters)

**CD55 To ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations and extensions.**

#### **Artists' Studios**

4.4.22 Artists' studios represent a distinctive building type which emerged in the middle of the nineteenth century. They are characterised by a number of features including large windows and expanses of studio space behind. They exist in many forms from grand studio houses commissioned by famous artists of the day, to more modest and utilitarian speculatively built groups. There are significant numbers in the Royal Borough which make an important contribution to its character and appearance. There is considerable pressure both for the introduction of new uses and the carrying out of alterations. This pressure is threatening the essence and character of these studios and consequently, undermining the artistic traditions of the Borough. (See Policy LR37 of the Leisure and Recreation Chapter).

**CD56 To resist the loss of, and inappropriate alterations and extensions to artists' studios.**

- 4.5.6 The Council will support the improvement of the environment of conservation areas through street works and the upkeep of open spaces. Many conservation areas are cluttered by street furniture such as lamp-posts and signs and, where possible, the Council will reduce unnecessary elements. The Council will pay particular attention to the design and location of street furniture in conservation areas.

#### **Demolition**

- 4.5.7 The architectural quality of a building and its contribution to the character and appearance of a conservation area may be severely compromised by substantial demolition, and this will be taken into account when the Council considers any proposals. It is considered that a building's contribution to the character of a conservation area stems not only from its street frontage but also the side and rear elevations. The historic plan form and integrity of the buildings also make a significant contribution to the character of the conservation areas. Redevelopment behind a retained front facade therefore is generally not acceptable.

#### **CD60 To resist demolition or substantial demolition of buildings in conservation areas unless:**

- a) **the building or part of the building structure makes no positive contribution to the character or appearance of the area; or**
- b) **the condition of the building is proved to be such that refurbishment is not possible; and**
- c) **a satisfactory scheme for redevelopment has been approved.**

- 4.5.8 Any consent for demolition will normally be subject to a condition that the building shall not be demolished until a contract for new work has been made.

#### **Development in Conservation Areas**

- 4.5.9 The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This environmental quality is evident not only in the public realm, but also at the rear and sides of properties, particularly, around areas of private gardens. Residents' appreciation and enjoyment of the special character and appearance of conservation areas derives from both public viewpoints and views from within their dwellings. In applying these policies, the Council will consider not only the street scene, but views from other buildings and gardens, as these are also important to residents' amenities. In particular, careful regard will be had to the content of Conservation Area Proposals Statements.

**CD61 To ensure that any development in a conservation area preserves and enhances the character or appearance of the area.**

**CD62 To ensure that all development in conservation areas is to a high standard of design and is compatible with:**

- a) **character, scale and pattern;**
- b) **bulk and height;**
- c) **proportion and rhythm;**
- d) **roofscape;**
- e) **materials;**
- f) **landscaping and boundary treatment;**

**of surrounding development.**

**CD63 To consider the effect of proposals on views identified in the Council's Conservation Area Proposals Statements, and generally within, into, and out of conservation areas, and the effect of development on sites adjacent to such areas.**

4.5.10 In order for the Council to consider fully and in detail any proposals for new buildings, alterations, or extensions which will affect the character or appearance of a conservation area, sufficient information must be supplied with any planning application.

**CD64 To require full planning applications in conservation areas where a proposal is likely to affect the character or appearance of the conservation area.**

4.5.11 In dealing with applications for alterations and extensions, the Council will seek to enhance buildings by encouraging the reinstatement of missing architectural features.

#### **Listed Buildings**

4.5.12 There are over 3,700 buildings, widely dispersed within the Royal Borough, which are included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Council considers that their preservation, protection and correct maintenance is of great importance.

- 7.21.15 The Council recognises that the attractiveness of public transport services relate to quality of the whole journey and that the improvement of the pedestrian environment, particularly around transport nodes, can enhance the use of public transport facilities and will negotiate for enhancements to be made to areas around public transport facilities and the pedestrian linkages to and from the proposed development (see Monitoring and Implementation Chapter). Developer contributions will be assessed in accordance with Circular 1/97: Planning Obligations, as set out in the Monitoring and Implementation Chapter and will be related in scale and kind to the proposed development.

**TR37 To negotiate developer contributions from related developments for improvements to transport services and facilities, including those to public transport services, walking and cycling facilities and to improvements to the pedestrian environment, particularly around public transport nodes.**

**Parking for Non-residential Development**

- 7.21.16 As an integral part of the policy of traffic restraint, the Council will restrict to essential need the provision of private non-residential parking and service spaces in developments. The rates of provision of essential parking and servicing spaces are contained in the Planning Standards Chapter. The Council normally requires this essential parking to be provided on-site and up to the maximum rate. (Essential need is defined in section 7.12 'Parking').

- 7.21.17 With regard to proposals for food superstores and retail warehouses, the Council will require a developer to assess the existing and predicted pattern of car-borne shopping trips within the trading area of the Borough and adjoining Boroughs' shopping centres, and in particular to assess the potential diversion of trips from other stores and shopping centres. A developer will have to demonstrate that the amount of parking provided at food superstores and retail warehouse developments is required to cater for the predicted demand from diverted car-borne trips.

**TR38 To limit the number of off-street parking spaces provided in non-residential development to meet essential need only, in accordance with specific standards and criteria. (See Table 13.5.1, Planning Standards Chapter)**

### **Access to non-Residential Development**

7.21.18 Development can have a significant impact on the traffic in and environment of Local Areas. These impacts, in the form of local congestion and noise created by the additional traffic generated on Local Roads are particularly noticeable for developments that generate coach and Heavy Goods Vehicle traffic. Only small developments will be permitted where access to the site is from a Local Road. Some small developments in Local Areas, such as restaurants, may be resisted because of the adverse impact of generated traffic upon residential amenity.

### **TR39 To permit only small-scale development on sites in Local Areas or where access is from a Local Road.**

7.21.19 Where appropriate, when a development is proposed adjacent to a Local Area, the Council will require that Planning Obligations are entered into in order to secure a contribution towards the provision of measures to limit the impact of traffic associated with the development, on the adjacent Local Area.

7.21.20 Where it is considered that a large development is acceptable in traffic terms, access should normally be directly from Major Roads via an appropriately designed junction. These junctions should be controlled by appropriate methods, such as traffic signals. The cost of these measures may be sought from the developer through Planning Obligations. The effects of large commercial developments generally are also discussed in the Offices and Industry Shopping, Leisure and Recreation and Hotels Chapters.

7.21.21 The movement of vehicles and pedestrians gaining access to the large number of commercial and residential sites adjacent to Major Roads can create problems for the safe and smooth flow of traffic on these roads. For this reason the Government, the Traffic Director for London, and the Council will strictly limit new vehicular access points to Major Roads. The Council is required to notify or consult the appropriate agency above concerning any significant development which affects a Trunk Road or a Priority (Red) Route or a Designated Road. When a new access is permitted a high standard of design will be required by the appropriate agency. The Council will refuse permanent (footway) crossovers for frontage parking and other minor vehicle accesses on Major Roads within the Council's control for safety reasons.

7.21.22 Consent for permanent crossovers and new vehicle accesses is needed under highway legislation. In cases where an application for planning permission is required the Council may wish to defer consideration of the application under highway powers until the planning position is



resolved. The Council will determine such planning applications by references to Policy CD54 and to the paramount need for road safety on the public highway. In considering requests for crossovers under highway powers, the Council will likewise give particular attention to safety requirements. Any new crossover to a forecourt or garden will need to satisfy sight-line requirements between the emerging vehicles and all other road users, including pedestrians. The Council will refuse, under the highway legislation, footway crossovers if the proposal results in any diminution of safety for any road users, including pedestrians.

**TR40 To resist the formation of new accesses on the Major Roads.**

**Servicing**

7.21.23 The servicing of commercial developments from the street generally gives rise to traffic congestion, conflict with pedestrians, and creates disturbance particularly in or adjacent to residential areas. Redevelopment proposals for non-residential use will therefore normally be required to include, within the site, space for loading and unloading of goods and other essential servicing requirements.

**TR41 Normally to require designated off-street service space for development schemes.**

7.21.24 For small-scale developments, and in some other cases for townscape reasons, it may be impossible or undesirable to provide off-street servicing space. In other cases, if no off-street servicing is proposed, it will be necessary to demonstrate that the proposed development can function satisfactorily without the adverse effects described in paragraph 7.21.23. To ensure an off-street service space is retained for its intended purpose and not used for parking, such bays will be required to be clearly marked and conditions restricting its use will normally be applied.

**Parking for Residential Development**

7.21.25 The Council recognises the need and desire of residents to be able to park close to where they live. Many existing residential developments do not have off-street spaces and the availability of on-street parking is limited. The Council will require residential development to include adequate off-street parking up to the maximum adopted standards, to accommodate the demand for parking from residents of a development, in order to supplement the restricted on-street provision. Where off-street parking is provided this should be made available and permanently retained for the use by residents of the development and their visitors. When a developer seeks to provide residential parking spaces in excess of the Council's maximum standard, these additional spaces must be restricted to Borough residents qualifying for a resident's parking permit

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**  
**PLANNING AND CONSERVATION COMMITTEE - 23 APRIL 2001**

**REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND  
CONSERVATION**

**PROPOSED EXTENSIONS TO THE OXFORD GARDENS, ST. QUINTIN  
CONSERVATION AREA; THE NORLAND CONSERVATION AREA AND  
THE LADBROKE CONSERVATION AREA**

This report considers the possible extension of the Oxford Gardens, St. Quintin Conservation Area; The Norland Conservation Area; and the Ladbroke Conservation Area, to create clearly defined conservation area boundaries, which include all surrounding areas of special architectural or historic interest. The report recommends consultation with local residents and interested parties before final decisions are made.

**FOR DECISION**

**1 BACKGROUND**

- 1.1 The Committee will recall the report, presented on 21 September 1998, which reviewed the criteria and procedures for conservation area designation and recommended priorities for boundary reviews. The Committee agreed extensions to The Boltons Conservation Area last year. Following this review of conservation areas in the north of the Borough, the Holland Park Conservation Area is to be re-assessed.

**2 ASSESSMENT OF SPECIAL INTEREST**

- 2.1 The assessment of special architectural and historic interest has been based on an analysis of the three conservation areas concerned and their immediate surroundings. Buildings, streets and open spaces have also been considered in terms of their contribution to town planning and urban design. Townscape quality, materials, decorative elements, and prevailing features common to the area have been taken into consideration.
- 2.2 Sites which have a neutral or harmful effect upon their surroundings have only been considered for inclusion if they would help in creating a more rational and defensible conservation area boundary, or if they would be appropriate cases for one of the Council's environmental improvement projects, which are focused on conservation areas.

**6. RECOMMENDATION**

- 6.1 That the Committee agrees in principle to extend the Oxford Gardens, St. Quintin Conservation Area; the Norland Conservation Area; and the Ladbroke Conservation Area; as shown on the attached maps, subject to public consultation.

**FOR DECISION**

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

Background papers used in preparing this report

None

Officer contact.

Any person wishing to inspect any of the above documents should contact Miss. T. Rust in the Planning Information Office, telephone 0207 361 2079.

3     **AREAS TO BE CONSIDERED FOR ADDITION TO THE OXFORD  
GARDENS, ST. QUINTIN CONSERVATION AREA**

3.1   **The Oakworth Road Estate**

- 3.2   This estate stands to the north west of the existing conservation area. The conservation area boundary was drawn to exclude the estate which includes Oakworth Road, Methwold Road, Hill Farm Road, the northern end of St. Mark's Road, a stretch of Barlby Road and Pangbourne Avenue.
- 3.3   The estate was built upon land which was purchased by the Council (then the Royal Borough of Kensington) in 1919, and by 1926 the Council had developed 202 cottages or cottage flats upon the land, to the designs of A. S. Soutar, architect. The whole of this small estate is of special architectural and historic interest given the fact that it is a remarkably well preserved and reflects the design principles of a planned garden suburb. The layout of the estate and the design of the cottages reflect the principles promoted by Raymond Unwin and Barry Parker in the early twentieth century, initially at Letchworth, to create a picturesque form of town planning. The ideological vision for this form of development came from Ebenezer Howard as demonstrated in his book, 'Garden cities of Tomorrow' (1902).
- 3.4   The estate has narrow roads comparable to country lanes, which can only accommodate car parking on one side of the carriageway, and as such cars do not dominate the street scene. The cottages are designed in an idealised country vernacular, with Georgian style sash windows and very plain timber front doors. The rooves of the cottages are pitched with characteristic overhanging eaves, brick chimneys and hipped ends. The intricate roof scape through out the estate is remarkably well preserved with hardly any alterations. Similarly, nearly all of the front elevations of the cottages retain original style sash windows, and many original style front doors. Unfortunately the rear and flank elevations often include inappropriate replacement windows, and a few extensions which have had a harmful visual effect on their parent buildings.
- 3.5   Two groups of the cottages have had their brick frontages painted white (No's 2-12 Oakworth Road and No's 219-229 St. Mark's Road) and this has harmed the design unity of the estate. Notwithstanding these alterations, the overall concept and most of the architectural detailing remains intact seventy five years post completion.
- 3.6   Landscaping forms an integral part of the special character of the estate. The cottages have generously sized front and rear gardens, nearly all of the front boundary treatments consist of well kept privet hedges and timber picket fences. Mature street trees are intermittently arranged beside the lanes and flowering fruit trees are evenly arranged along Hill Farm Road.
- 3.7   Including this estate within the conservation area will square off the existing boundary along St. Marks and Barbly Road in a more rational way.

significant building of its period." (Survey of London, North Kensington, XXXVII, p330).

- 3.17 The central block includes a tall tower reflecting a medieval Italian design, it measures 182 feet in height, and serves as a landmark within the surrounding area. The tower contains a number of large tanks, providing storage for 25,000 gallons of water which were pumped from a well 500 feet in depth. (Survey of London, North Kensington, XXXVII, p331).
- 3.18 Although some utilitarian modern buildings have been added, the original architecture remains well preserved and the whole site is worthy of conservation area status. Together with St. Charles Hospital it is also proposed that the exceptional buildings and gardens of the Carmelite Monastery of The Most Holy Trinity which stand to the south of the hospital and date from 1877 also be added to the conservation area. The addition of Hewter Street, which stands to the east of the hospital, is also recommended given its well preserved Victorian industrial buildings and residential terraces. All of these buildings have a positive visual relationship with the hospital site.
- 3.19 It is also recommended that consideration be given to extending the conservation area boundary further north than St. Charles Hospital, to include parts of Barlby Road and all of Barlby Gardens. Extending the conservation area boundary in this way would provide protection for the distinctive landmark industrial building, the Pall Mall Depositary, which stands on Barlby Road. While some less distinctive industrial warehouses would also need to be included, the conservation area boundary could then include the housing scheme at Barlby Gardens, on the north side of Barlby Road.
- 3.20 Barlby Gardens is a small development of 24 houses located around a pleasant green, all probably dating from the end of the nineteenth century. Some harmful alterations have already occurred to these simple houses, for example some front garden walls have been removed to create car parking spaces, but most remain remarkably intact. Providing this small development with conservation area status would protect it from further harmful development and it would also provide an opportunity to focus environmental improvements towards the area, perhaps to include proper iron railings around the green, rather than the existing wire mesh.
- 3.21 Including these additional sites to the northern of the Oxford Gardens, St. Quintin Conservation Area, will provide areas of special interest with protection, and will result in a clearly defined and rational conservation area boundary.

#### 4. **AREAS TO BE CONSIDERED FOR ADDITION TO THE LADBROKE CONSERVATION AREA**

- 4.1 The Ladbrooke Estate formed one of the largest holdings in Kensington, it was laid out between 1821 and the mid 1870's with an inspiring arrangement of classical terraces and gardens resulting in a unique piece of town planning.

3.8 **Brewster Gardens and Bracewell Road**

3.9 It is recommended that consideration be given to adding Brewster Gardens, Bracewell Road, and the western end of Dalgarno Gardens, to the north western corner of the Oxford Gardens, St. Quintin Conservation Area.

3.10 The Reverend Arthur Dalgarno Robinson served in developing this area in the later half of the nineteenth century, until his death in 1899. He was responsible for building two churches, several schools, a parsonage, as well as Bracewell Road and Brewster Gardens. These streets were built upon church land in an agreement arranged by Dalgarno Robinson and the builder Peter Tinckham in 1884. Dalgarno Gardens is a street name approved by the Metropolitan Board of Works in 1887 to commemorate the Reverend's connection with the area.

3.11 The late Victorian houses in Brewster Gardens, Bracewell Road, and Dalgarno Gardens, are fairly typical of the period and reflect other neighbouring streets which are already within the designated conservation area. While some harmful alterations have already occurred to individual houses and their front gardens, the streets are reasonably well preserved and including them within the conservation area will ensure that their special character is not further eroded. Their inclusion will also square off the conservation area boundary in a logical and clearly defined way.

3.12 **The North Pole Public House and Latimer Road**

3.13 The North Pole Public House standing at 13-15 North Pole Road is a good example of a turn of the twentieth century public house. The adjacent terrace at numbers 330-324 Latimer Road is a well preserved, classically styled terrace probably dating from the mid nineteenth century. Together these buildings form a group worthy of conservation area status. It is therefore recommended that consideration be given to extending the existing conservation area boundary to the west to incorporate this group.

3.14 **St. Charles Hospital and Surrounding Areas**

3.15 The imposing hospital buildings were erected by the Board of Guardians of the Poor Law Union of St. Marylebone, as an infirmary for the sick poor of the parish of Marylebone, (the North Kensington site was chosen when no suitable building land was available in Marylebone). The hospital's foundation stone was laid in 1879, and it was opened by the Prince and Princess of Wales on 29 June 1881. The architect was H. Saxon Snell, one of the first members of the Architectural Association. In 1930 the hospital was taken over by the London County Council under the Local Government Act of the previous year, and it was then given its present name of St. Charles Hospital.

3.16 The Survey of London provides the following description of the hospital's buildings; "The excellent plain brickwork, strong self confident design, and assured functional planning and detail make St. Charles Hospital a most

- 4.2 The present boundary of the Ladbroke Conservation Area is loosely based upon the boundary of the nineteenth century Ladbroke Estate, but several street blocks were omitted to the north of the estate. These blocks were omitted from the conservation area for a variety of likely reasons, including the presence of unsympathetic post war in-fill development, visual harm caused by retail business premises, and the reduced architectural status of many of the buildings in this area.
- 4.3 Some of the streets which are excluded from the conservation area and form part of the nineteenth century estate layout, retain a special character. Careful consideration is proposed to be given to including some of these streets within the conservation area, especially where they retain nineteenth century terraces in a reasonable condition. Some of the terraces which date from the 1860's (such as along Cornwall Crescent), have been poorly maintained and it is marginal whether they should be included within the conservation area but for the fact that they form part of the original layout. However, including such marginal cases within the conservation area will allow for stricter development control and enhancement works which, over time, may raise the quality of their design. Where parts of the original street layout are now dominated by twentieth century development, they are not considered appropriate for inclusion within the conservation area.
- 4.4 The following streets form part of the nineteenth century planned layout and contain some buildings (mostly dating from the 1860's and 1870's) which are considered worthy of being added to the existing Ladbroke Conservation Area (refer to plan): Westbourne Park Road, Kensington Park Road, Cornwall Crescent, Elgin Crescent, Blenheim Crescent, Codrington Mews, Portobello Road, Ladbroke Grove, and Ladbroke Crescent.

## **5. AREAS TO BE CONSIDERED FOR ADDITION TO THE NORLAND CONSERVATION AREA**

- 5.1 A block which stands to the west of the northernmost part of the Norland Conservation Area is considered worthy of inclusion into the Norland Conservation Area. This block includes reasonably well preserved mid nineteenth century terraces onto Princedale Road and Pottery Lane which are characteristic of those on neighbouring streets which are already within designated conservation areas. The block also includes attractive mews like cottages onto Pottery Lane. Properties in the block considered appropriate for inclusion include numbers 59-77 (odd) Pottery Lane, numbers 84-116 (even) Princedale Road, and numbers 75-93 (odd) Princedale Road.
- 5.2 A distinctive Victorian building at 116 Princedale Road gracefully turns the corner that links Princedale Road and Pottery Lane, the building also closes a vista from Walmer Road. This building served as a public house but is now empty. Recent proposals to redevelop the site add a degree of urgency to considering the need for conservation area protection.

6. **RECOMMENDATION**

- 6.1 That the Committee agrees in principle to extend the Oxford Gardens, St. Quintin Conservation Area; the Norland Conservation Area; and the Ladbroke Conservation Area; as shown on the attached maps, subject to public consultation.

**FOR DECISION**

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

Background papers used in preparing this report

None

Officer contact.

Any person wishing to inspect any of the above documents should contact Miss. T. Rust in the Planning Information Office, telephone 0207 361 2079.





Eastern side of Pottery Lane, opposite appeal site



65-9 Pottery Lane



southern end of Pottery Lane



75-9 Pottery Lane



Southern section of Pottery Lane

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# ANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

File Copy

Direct Line: 020-7361-2096

Extension: 2096

Facsimilie:

Switchboard: 020-7937-5464

020-7361-3463

Date: 04 October 2004

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My Ref: DPS/DCN/PP/04/01041 Please ask for: Ms.S. Gentry

ODPM's Reference: App/K5600/A/04/1161909

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notice of a Planning Appeal relating to: 65/69, Pottery Lane, London, W11 4NA**

**Appellant: Crawford & Gray Architects, Agent: Crawford & Gray Architects,**

A Planning Appeal has been made to the Planning Inspectorate in respect of the above property. The appeal is against the Council's decision to refuse planning permission for: **Alterations to front elevation including new entrance door in new position, installation of garage door, new windows in existing openings with panels.**

This appeal may be heard at an informal hearing or public inquiry which you may attend and, at the discretion of the Inspector, make representations. In the meantime, any representations you wish to make in writing should be sent to: **The Planning Inspectorate, Room 3/07, Kite Wing, Temple Quay Hse, 2 The Square, Temple Quay, Bristol BS1 6PN.** Please note that any representations already made at application stage will be forwarded to the Inspectorate.

Please send 3 copies, quoting the ODPM's reference given above, and indicate if you wish to speak. **The Inspectorate must receive your representations by 02/11/2004 for them to be taken into account.** Correspondence will only be acknowledged on request. Any representations will be copied to **all** parties including the Inspector dealing with the appeal and the Appellant. Please note that the Inspectorate will only forward a copy of the Inspector's decision letter to those who request one.

The Council's reasons for refusal and the Appellant's grounds of appeal may be inspected in the Planning Information Office at the Town Hall. When this department receives further details regarding the date and procedure by which the appeal will be heard, we will write to you again. If you have any further queries, please do not hesitate to contact the case officer on the above extension.

**Yours faithfully**

**M. J. FRENCH**

**Executive Director, Planning and Conservation**



INVESTOR IN PEOPLE

**PERSONS NOTIFIED OF APPEAL PP/04/01041**

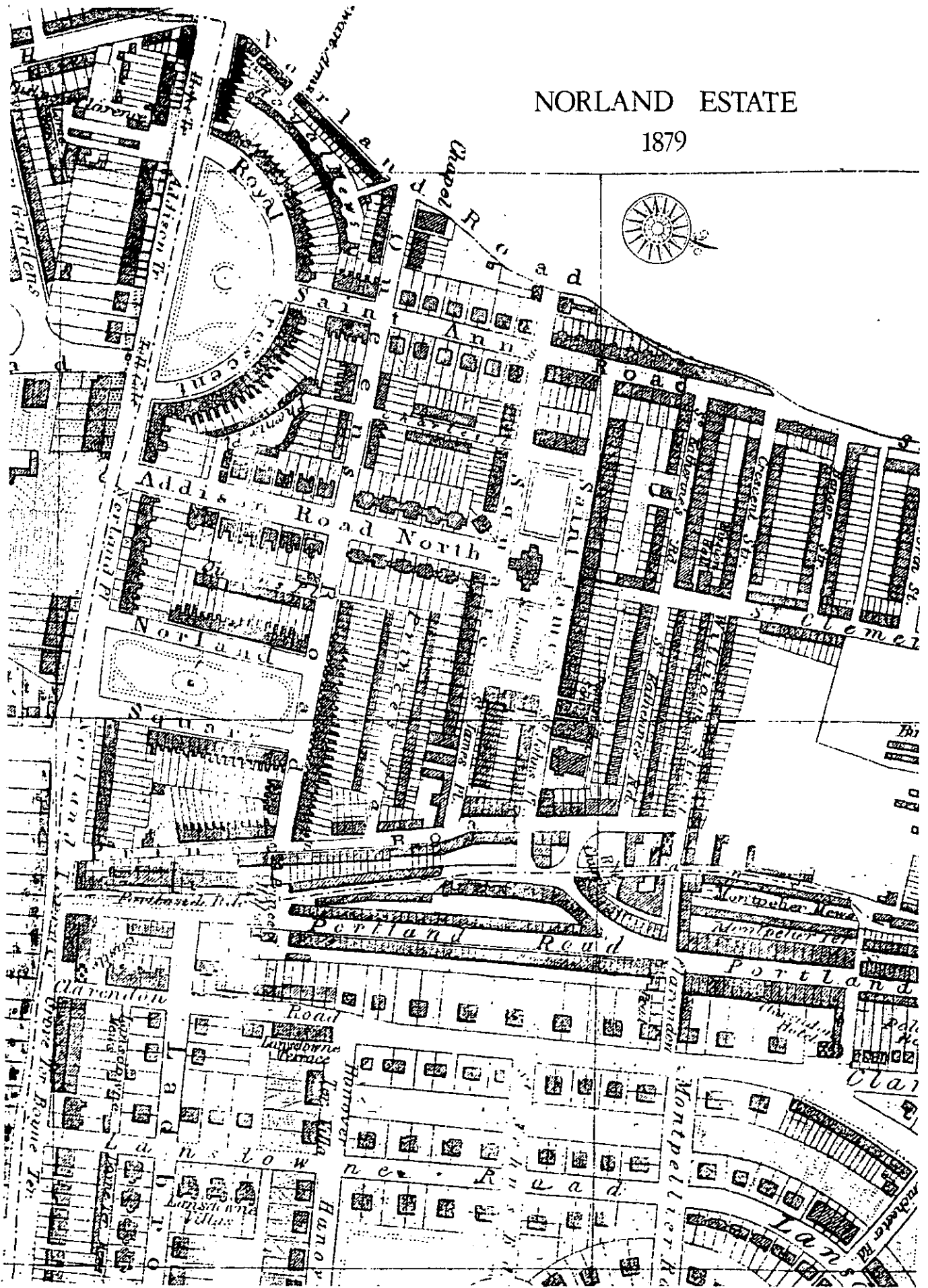
1. File Copy
2. Mrs Feather 59 Pottery Lane LondonW11
4. The Owner/Occupier 1st/2nd Floor Flat 6 Penzance PlaceLondon W11
5. The Owner/Occupier Flat A Basement/Ground Floor Flat 6 Penzance PlaceLondon W11
6. The Owner/Occupier 1st Floor Flat 8 Penzance PlaceLondon W11
7. The Owner/Occupier Ground Floor Flat 8 Penzance PlaceLondon W11
8. The Owner/Occupier 10 Penzance Place LondonW11
10. The Owner/Occupier Basement to Second Floor South 12 Penzance PlaceLondon W11
11. The Owner/Occupier Flat 1 12a Penzance Place LondonW11
12. The Owner/Occupier Flat 2 12a Penzance Place LondonW11
13. The Owner/Occupier Flat 3 12a Penzance Place LondonW11
14. The Owner/Occupier Flat 4 12a Penzance Place LondonW11
15. The Owner/Occupier Flat 5 12a Penzance Place LondonW11
16. The Owner/Occupier Flat 6 12a Penzance Place LondonW11
17. The Vicar St Francis of Assisi Church Pottery LaneLondon W11
18. The Owner/Occupier 65/69 Pottery Lane LondonW11
19. The Owner/Occupier 71 Pottery Lane LondonW11
20. The Owner/Occupier 73 Pottery Lane LondonW11
21. The Owner/Occupier 96 Princedale Road LondonW11
22. The Owner/Occupier 98 Princedale Road LondonW11
23. Robin Price 5/7 Princedale Road Londonw11 4NW
24. Mrs E Rudd The Kensington Society 15 Kensington SquareLondon W8 5HH
25. Councillor David Lindsay 26 Avondale Park Gardens LondonW11 4PR
26. Councillor Ernest P. Tomlin 17 Barlby Road LondonW11 6AN

27. Councillor Richard Walker-Arnott DL 27 Finstock Road London W10 6LU



# NORLAND ESTATE

1879



Daw's map of 1879, the area between the Ladbrooke and Norland estates now largely completed.

## THE POTTERIES AND NOTTING DALE

Clauses in the ground leases limited egress from the developments of the original Norland Estate northwards into an area known as the Potteries. From 1830 until 1920 this was one of the most depressed areas in London and must have been a thorn in the side of the developers of the Norland and Ladbroke Estates.

At the beginning of the nineteenth century, the area was pastureland until a chimney-sweep secured a lease of the area west of Pottery Lane and Walmer Road and invited practitioners of similar obnoxious trades to share the site. The colony of pig-keepers, brickmakers and poor tradesmen thrived, although the residents had a reputation for being violent and Pottery Lane was nicknamed Cut-throat Lane.

The area had at times nearly one thousand people crammed into four acres. Many households kept pigs to supplement the income from the short, five-month brickmaking season, and an 1860's description by a Potteries' wife told how carts from the potteries collected refuse from the houses of their wealthy neighbours. These were taken back and sorted for food for the families and their pigs and for re-useable items. With few sewers serving the area, the clay digs filled with sewage, offal and rubbish and the ditches surrounding the area stank. To add to the aroma, green bricks from the workings were stacked in long lines, covered in burnt bricks and fired with ashes and cinders which smouldered for three to six weeks, producing putrid fumes. The result was an area with a high mortality rate of 55.7 per thousand in 1897 against the parish average of 15.6 per thousand.



Kenley Street, late nineteenth century.

The Potteries improved as pig-keeping was given up during the 1870's and the brick field worked out during the 1860's. Poor housing remained, however, housing labourers, builders, shoemakers and street traders.

In 1902 Booth's Survey 'The Life and Labour of the London Poor' was published, with information collected over the previous twenty years. This mapped classes

of people by area and showed the potteries as a very poor area and an area of five streets around William Street (now Kenley Street) was shown as the lowest class. It was described as the dregs of London, moved on by improvements in other areas and consisting of many temporary residents. He called them an "un-exemplified concourse of the disreputable classes and as populated with criminals or near criminals which form the most serious mass of the kind of which we have to deal, greater than any now remaining in one spot in Central London".

The builders of the modest properties in the area found from their completion that they were impossible to sell to respectable families. They became largely boarding houses overcrowded with the large transient population entering London. Employment followed similar lines to the potteries although many women took in the laundry of the west London middle class and a number of men were employed in the stables of the London Omnibus Company in Goreham Place, on the Central London Electric Railway or in the yards of the Great Western Railway.

In 1892 Adams brickfield, which separated the two areas and included a stagnant pool known as 'The Ocean' was bought by Kensington Vestry. After some costly landscape works this was opened as Avondale Park as an amenity in this predominantly poor area. The Council also purchased some of the poor properties in Notting Dale in the late nineteenth century, including William Street (Kenley Street) in an attempt to discourage overcrowding. A photo shows the backs of the properties just prior to purchase. This obviously did not alleviate the problem since Booth's study of 1902 still regarded this area as of the worst kind.



Tuckers cottages in the Potteries: a sketch of the 1850s.

At the time that Richardson was developing the estate, the reputation of the potteries may have hindered the easy letting of completed properties. Early plans to extend the estate northwards from St. James's Gardens might, therefore, have been doubtful even before Richardson sold the brickfield north of the area to Morris.

## Mews and minor streets

These little areas vary from, at one extreme, Queensdale Place, where a plain two storey terrace faces on the west side a partially reconstructed and extended terrace of chaste early Victorian quality, with rendered window reveals retaining some Georgian atmosphere, to the other extreme, of Royal Crescent Mews which is dominated by the decrepit ranges of single storey garages and the activities they house, though it also contains a few two storey buildings and is bounded in part by the gardens of Norland Road properties. Style is so lacking in this mews that only redevelopment could significantly improve it.



Pottery Lane, the new properties.

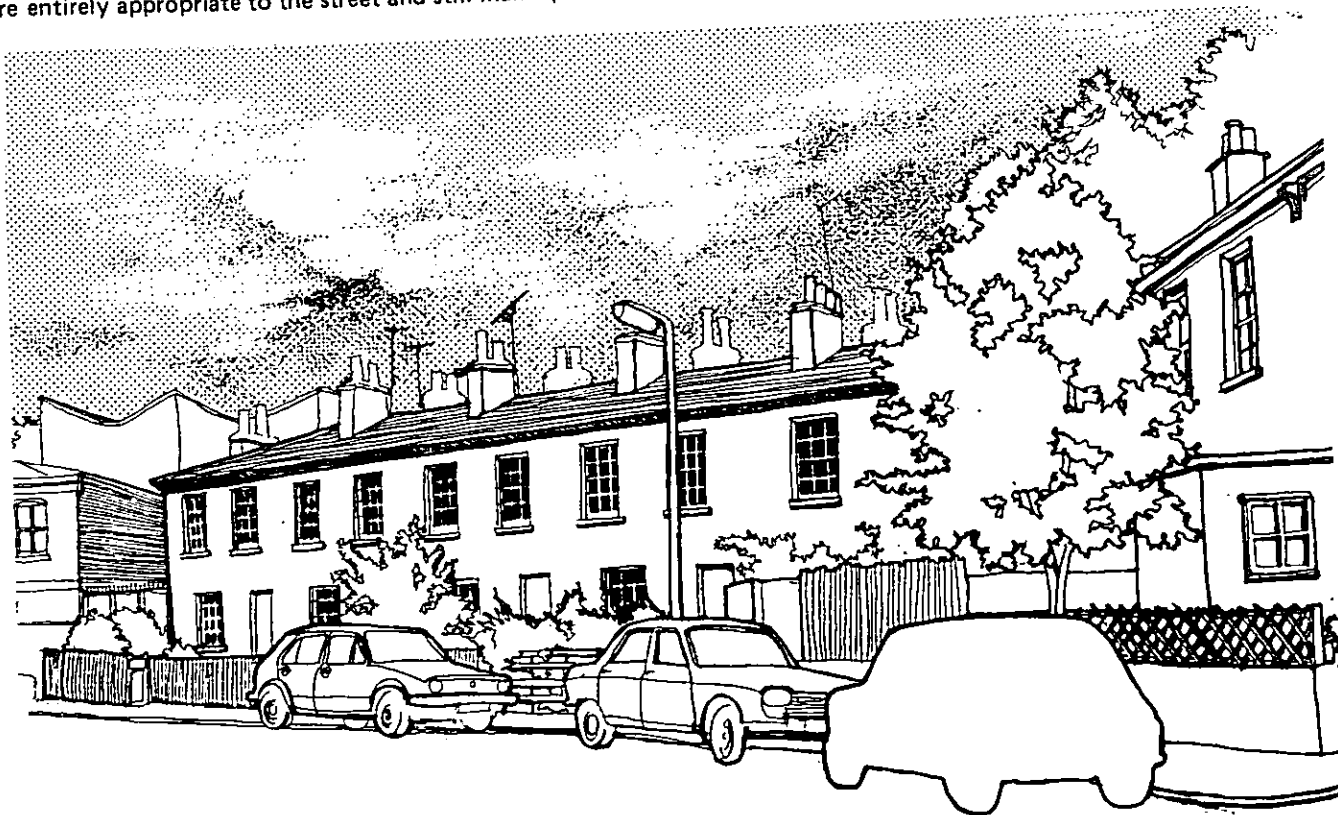
Pottery Lane has the distinction of being the only road predating the development of the Estate: its sinuous alignment thus has nothing to do with fashionable opinion but with original field boundaries. The one and two storey brick buildings and high back yard walls, with their unaffected simplicity (be they old or new) are entirely appropriate to the street and still make quite

a contrast with the organised elevations of most of the area. Also the backs of other terraces impinge on the view contrasting with their fronts, having generally 'butterfly' roofs, staggered windows and tall stair windows, all in haphazard combination. The informality is appropriate to the alignment of the street and where new buildings occur the simple treatment of various materials has fitted in extremely well.

The rebuilt terrace on the east with its brick cornice and strongly coloured garage doors shows how unaffected simplicity has allowed such an alien feature to be introduced without visual upset.

In Addison Place garage doors have been very differently treated in a new-build two storey curving terrace, whose design departs from the 'holes in walls' treatment typical of the area, in favour of a composition of panels of brickwork or lightweight screens. Here the doors have been so detailed as to virtually fade out of sight into the boarded wall of which they form a part. The rest of Addison Place is of great variety, some of which stems from recent building work within the scope of 'Permitted Development'.

Finally, Queensdale Walk has two storey dwellings on one side facing a great garden wall over which mature catalpa and lime trees hang. The houses show variety of colour and detail, having many pipes on their facade and differ in a very charming and informal way. Part of the terrace is to a well considered gothic revival design and would look even prettier with the elevations tidied up and the hood mouldings (which only one house retains) restored.





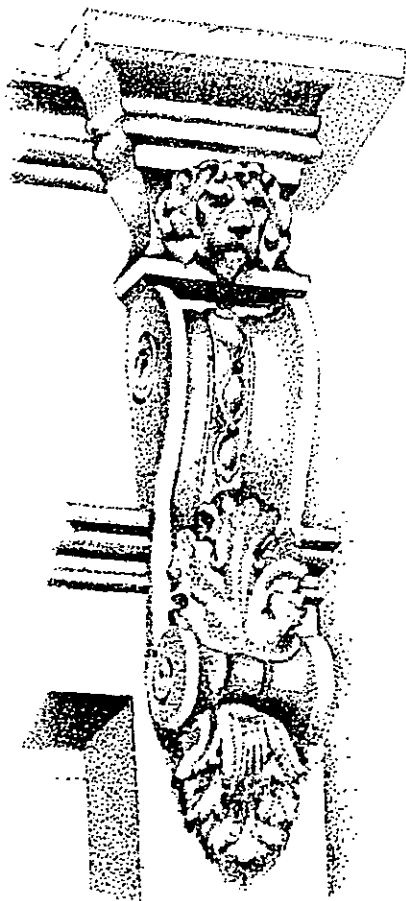
## Paraphernalia

### Introduction to windows, cornices, doors and details

The significance of street furniture, fenestration and door treatment is increased when the building line abuts the pavement. The Norland estate conforms to this pattern with the exception of St. Anne's Villas and Addison Avenue and parts of Portland Road.

Where a longer view of any group is available across a square or where there are front gardens, the importance of continuity of detail is emphasised. Cornices, parapet and roof lines, repeated uniform details on architraves and chimneys are all seen in the context of a group of buildings rather than in isolation. Where the houses' front doors open straight onto steps to the street the eye is drawn more to elevation details up to the first floor level including fenestration, footscrapers and door fittings.

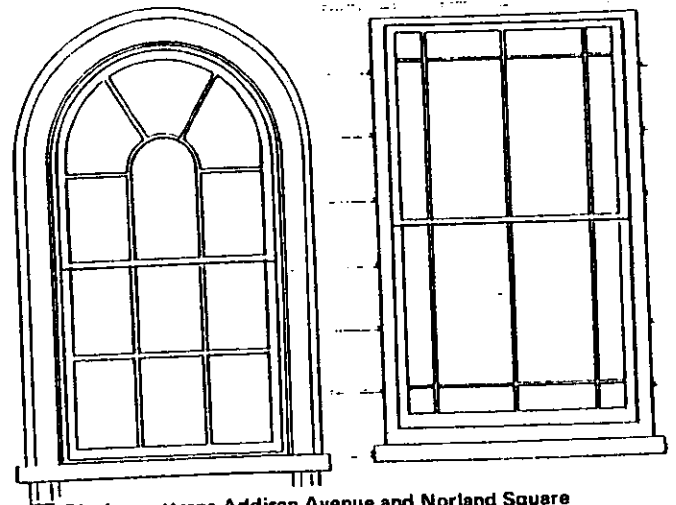
Early Victorian architecture as the development of the Georgian style kept the theme of verticality of the individual unit within the horizontality of the whole (i.e. the house within the terrace, window pane within the sash, etc.). The amount of decoration increased as the period progressed and some insensitive changes to important details suggests that this richness has concealed from some owners how the careful proportions of the architecture in fact depends upon them.



## Fenestration

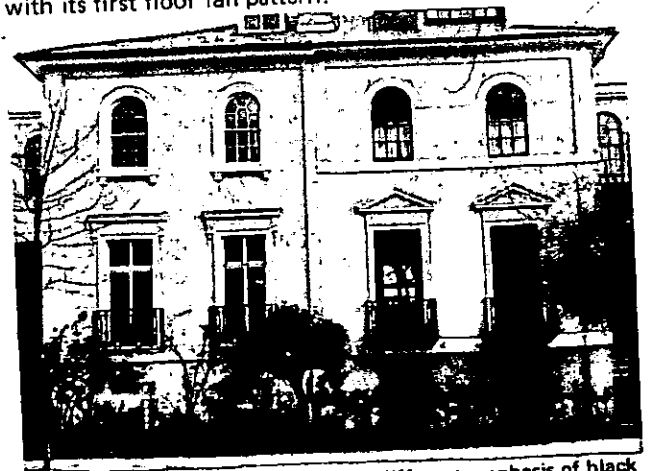
With windows the proportions of the frame or architrave within the elevation may be spoilt by the removal of the glazing bars. Individual sashes are usually wider than they are high, but the division of the sash into six or more panes emphasises the window's vertical proportions. The sketch in the enhancement chapter shows how different pane patterns alter the proportions of the same window.

Changed or lost glazing bars are particularly noticeable in formal groups and stuccoed terraces. Here glazing patterns should be at least uniform, if not the original, since minor deviations are surprisingly noticeable. Original glazing patterns add interest to otherwise stark or simple buildings.



Glazing patterns Addison Avenue and Norland Square

Among the Norland Estate's more interesting windows are 43 Portland Road (described in 'Feature Buildings') with its large curved windows; Norland Square with some original bordered windows, and Addison Avenue with its first floor fan pattern.

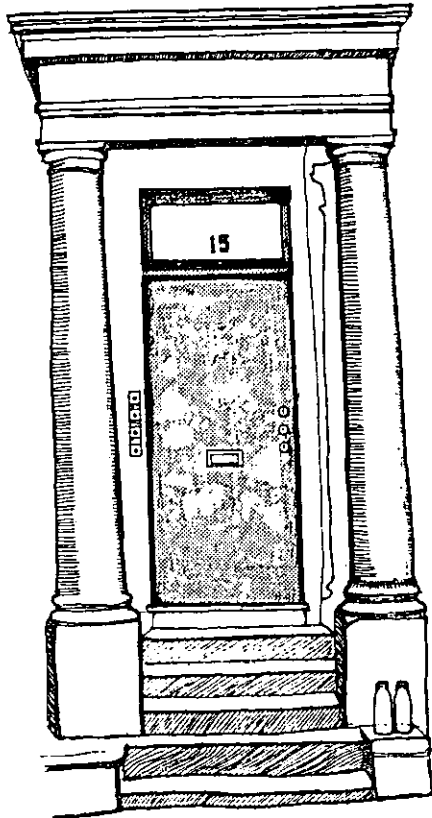


The same glazing pattern illustrating different emphasis of black and white paint

It is also important that the glazing pattern can be clearly seen. The photograph illustrates that black glazing bars lack impact and do not emphasise the fine proportions of the windows.

## Doors and doorways

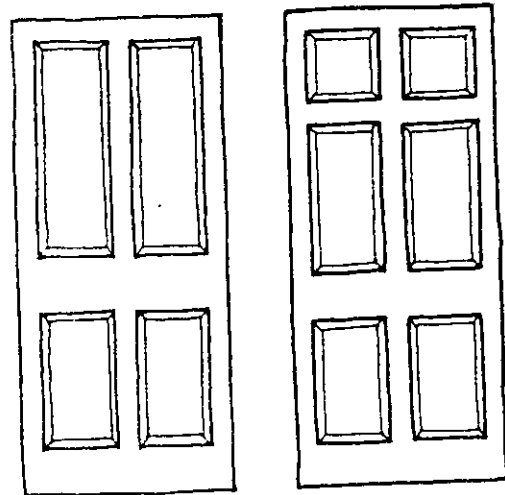
In the same way that lost details on windows spoil the facade of a building, there are few sights so disappointing as a magnificent portico framing a flush faced hardboard door pock-marked by associated doorbells and lacking decorative letter-boxes and knockers.



Flush faced door pock-marked by bell buttons

There is no definitive front door pattern. However, those in the sketch are appropriate. A four-panel door is preferred by most residents (and expresses greater verticality in the door) although existing six-panel doors are quite acceptable and appear in the original double doors in Addison Avenue.

Norland Square may originally have had four-panel doors with glass upper panels — there are certainly a number of original looking doors of this type on the north side although these may have been a later fashion since the glass fanlights over the doors provide adequate natural lighting for the hallways. Pseudo-Georgian semi-circular headed doors would be particularly unwelcome additions to the formal terraces. The double doors of St. James's Garden and the north end of Addison Avenue are particularly attractive and it is to be hoped that no-one will be tempted to replace these with any other pattern since enforcement action would be considered in such an event.



Acceptable door patterns



A magnificent doorway in St. James's Gardens where the clean cut architrave frames a solid wood door with moulded panels. The top glass panels take the place of the fanlight. The twin doorknobs emphasise the intended double door effect although the door is swung on a single hinge. The centrally placed knocker and letterbox retain the symmetry of the door, the knocker adding a touch of frivolity and originality of detail.

① ~~ack obj~~ ② SG N 8/6



The Royal Borough of **Kensington and Chelsea**  
**Department of Planning Services**

To: M.J. French  
 Director of Planning Services

Dept. 705,  
 The Town Hall,  
 Hornton Street,  
 London, W8 7NX.

Ref.: DPS/TP/ PP/04 10241

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**

Proposal Address 65-69 Pottery Lane London W11	Nature of Proposal Remain frame door; create garage door renew window in entry opening to front street elevation
--	--

I have inspected the planning application and drawing(s) for the above property and have

**~~NO~~ OBJECTION / OBJECTION \* \*\***

to the submitted proposal

**Comment**

This proposal submits even 19th Century character as remains in Pottery Lane in favour of featureless modernism.  
 Retention of character in a predominantly 19th century Conservation Area should be respected.  
 This proposal should therefore in our opinion, be **RESISTED**.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		- 4 JUN 2004			PLANNING	
<input checked="" type="checkbox"/>	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

52

Name: R. A. Rice pp Notland Conservation Society

Full Address: 57A Riverside Road, London W11 4NW

Date: 03/06/04

Signed: *R. A. Rice*

\* If you wish to object to the proposals, or make any general comments, please give them, in full, in the space above.  
 Any additional comments may be set down on the back of this form.  
 \*\* Delete where applicable.

① Ack obj. ② SG.

on  
1/6.

59 Pottery Lane  
London W11 4NA

EX DIP	HDC	TP	CAC	AD	CLU	AO KR
R.B. K.C.	1 JUN 2004				PLANNING	
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42

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

24<sup>th</sup> May 2004

Dear Sir,

**Planning Application No: PP/04/01041**  
**65-67 Pottery Lane, London W11 4NA**

In reply to your notification of the above planning application I would like to make the following comments with regard to my objection to consent being granted:

The fact that a garage has been installed in this building could be construed as good news as in principle it would take one car off the street. However, the area is primarily residential and the garage has been placed in a building being used as offices which is directly in line with the residential parking bay in a relatively narrow street, leaving virtually no room for a car to manoeuvre into the garage should the bay be in use. Thus creating a situation that either a car cannot be parked in the garage - and therefore should definitely not have been installed or that the much used parking bay will lose a space required for one vehicle, which is greatly needed, and used, by the local residents. I think it goes without saying that the residents should be considered over the new owners of an office building.

For your records I would also like to comment on the fact that we saw a saloon car parked in the garage the other day and it did not actually fit; at least a couple of feet of the rear of it was protruding from the garage over the pavement. Is this how they intend to use the garage? Living at no 59 Pottery Lane entitles me to be fully aware of the depth of these buildings and I have a garage which unfortunately no vehicle apart from a smart car and an old style mini will fit in. Hence, I use the residents parking bay.

The actual building is a semi-detached building and until the architects concerned decided to re-design its frontage there was a line of continuity along that section of Pottery Lane. Now it just appears disjointed and the appearance of Pottery Lane, which is an old and historic street within the Royal Borough, has become even more incoherent.

The fact that the new owners of these premises are architects who without a shadow of a doubt must have been totally aware that they required planning permission makes the whole situation pretty abhorrent. In the past this building has been altered without planning permission and the then owners were also invited to submit a retrospective planning application. Specific alterations were requested by the Council. This was never done nor was an order made to enforce these amendments. Presumably this will be the case again, which one assumes the architects were fully aware of when they commenced building works without planning permission.

Yours faithfully,

*Emma Feather*

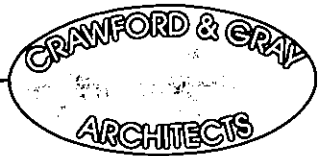
Emma Feather (Mrs)

The Director  
Department of Planning  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX

APC  
@SG

EX	HDC	TP	CAC	AD	CLU	AO
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R.B.	01 JUL 2004				PLANNING	
LC.						
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				ARB	FPL	DES
						FEE

1/7.



65 - 69 Pottery Lane  
Holland Park  
London W11 4NA

Phone: 020-7221 5966  
Fax: 020-7221 6288

info@crawfordandgray.co.uk  
www.crawfordandgray.co.uk

30

For the attention of Sarah Gentry.

29 June 2004

Dear Sir

**65 - 69 Pottery Lane W11 4NA**

I write further to the planning application (reference PS/DCN/PP/04/01041/SG) and the visit to the property by Ms Gentry of your office.

I enclose for your attention further photographs of properties in the locality together with background information from the planning file of the property showing and describing approved alterations to the property over the last twenty years.

Ms Gentry was accompanied by a design officer who advised that the alterations should "preserve or enhance" the conservation area.

Item 1: The street elevation of building as approved in December 1984 shows simple glazing, no multiple glazed windows, no french doors and no balconies. The approval document says "the design officer finds the proposal acceptable" (item 4 of approval).

Item 2: We have found no record of permission ever being granted for the assortment of balconies and windows but presume this lack to be a result of the area only recently becoming a conservation area. In this connection please note that the RBK&C web site shows Nos 59 to 77 odd to **not** be in a conservation area. An application for Class B1 purposes in 1989 shows a frightful assortment of styles and components.

Item 3: Photographs show that the proposed elevation, now that it is fully decorated, does indeed enhance the area in preference to the variety of mid 1980's replaced Georgian and Victorian style windows and add-on cast iron false balconies.

Item 4: Photographs to show the variety of glazing styles in Pottery Lane ranging from single sheets of glass 3m X 2m to timber frames to glass brick walls. A number of properties have the lower half of the window opening blanked off to provide privacy from the street.

I do hope that this helps you to reach your decision. Do please delete the photomontage which is of course now superseded.

Yours sincerely

Peter Crawford  
Crawford & Gray Architects

TO: SEE DISTRIBUTION LIST

FROM: EXECUTIVE DIRECTOR OF  
PLANNING & CONSERVATION

MY REF(S): RAG/E/04/00072

YOUR REF:SEE DISTRIBUTION LIST

ODPM's Reference: App/K5600/C/04/1161942 & A/04/1161909

Associated Reference: PP/04/1041

ROOM NO: 324

EXTN: 2081

DATE: 24/03/2005

TOWN AND COUNTRY PLANNING ACT, 1990

APPEAL ..... 65-69 Pottery Lane, London, W11 4NA

I attach for your information a copy of the decision for the appeal on the above-mentioned premises.

EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

**DISTRIBUTION LIST:**

COUNCILLOR TIM AHERN, CHAIRMAN, PLANNING SERVICES COMMITTEE  
COUNCILLOR L. A. HOLT, VICE CHAIRMAN, PLANNING SERVICES COMMITTEE  
COUNCILLOR IAN DONALDSON  
COUNCILLOR RIMA HORTON  
JIM.BABBINGTON, CORPORATE SERVICES  
COUNCILLOR DANIEL MOYLAN, CABINET MEMBER FOR PLANNING &  
TRANSPORTATION  
TOWN CLERK & CHIEF EXECUTIVE ..... A.KHAN RM: 253  
DIRECTOR OF LAW AND ADMINISTRATION...H. TITCOMBE RM: 230/2  
LAW & ADMINISTRATION (ENFORCEMENT).. T. ALI RM: 230/2  
LAND CHARGES..... M. IRELAND RM: 306  
COUNCIL TAX ACCOUNTS MANAGER..... T. RAWLINSON RM: G29  
TRANSPORTATION.....R.CASE RM: 317  
EXECUTIVE DIRECTOR OF PLANNING & CONSERVATION  
HEAD OF DEVELOPMENT CONTROL  
APPEALS OFFICER  
NORTH  
CENTRAL  
SOUTH-EAST  
SOUTH-WEST  
INFORMATION OFFICE  
FORWARD PLANNING..... G. FOSTER  
DESIGN. .... D. McDONALD  
STATUTORY REGISTER  
FILE(S)  
SYSTEMS.....C. STAPLETON



# Appeal Decisions

Hearing held on 8 March 2005

Site visit made on 8 March 2005

by **Peter Norman MA MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
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e-mail: enquiries@planning-  
inspectorate.gsi.gov.uk

Date:

**21 MAR 2005**

## Appeal A: APP/K5600/C/04/1161942

Land at 65/69 Pottery Lane, London W11 4NA

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Crawford & Gray Architects against an enforcement notice issued by the Council of the Royal Borough of Kensington and Chelsea.
- The Council's reference is E/04/72.
- The notice was issued on 6 August 2004.
- The breach of planning control as alleged in the notice is, without planning permission, alterations to the front elevation of this property comprising the installation of a new garage door, new entrance door and replacement of the existing timber sash windows and French doors with fully glazed windows and timber panelling below.
- The requirements of the notice are to:
  - (i) Remove the unauthorised windows and timber panels, garage doors, and entrance door
  - (ii) Reinststate the timber sash windows, French doors with metal railings, and panelled entrance door as previously existing and shown on drawing 252-02A dated 01.03.04 and as submitted with planning application PP/04/01041.
- The period for compliance with the requirements is six calendar months.
- The appeal is proceeding on the grounds set out in section 174(2)(a) and (f) of the Town and Country Planning Act 1990 as amended.

**Summary of Decision: The appeal is allowed, the enforcement notice is quashed, and planning permission is granted in the terms set out below in the Formal Decision.**

## Appeal B: APP/K5600/A/04/1161909

65-69 Pottery Lane, London W11 4NA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Crawford & Gray Architects against the decision of the Council of the Royal Borough of Kensington and Chelsea.
- The application Reference PP/04/01041/MINO/, dated 30 April 2004, was refused by notice dated 6 July 2004.
- The development proposed is described as reposition front door, create garage door, renew windows in existing openings.

**Summary of Decision: The appeal is allowed, and planning permission granted subject to a condition set out below in the Formal Decision.**

### **Procedural Matters**

1. A typing error in the first requirement went unnoticed at the hearing: only one garage door has been installed, and the reference to its removal should therefore be in the singular.
2. The application for planning permission, which was made retrospectively, was for precisely the alterations which have been carried out and are the subject of the notice. The appeal against the notice on ground (a), the deemed application, and the appeal under section 78 are therefore identical and I will deal with them together.

### **Main Issue**

3. The building is in a conservation area, and it was agreed that the main issue in these appeals is whether the effect of the external alterations which have been made is to preserve or enhance the character or appearance of that area.

### **Planning Policy**

4. The relevant part of the development plan is the Royal Borough of Kensington and Chelsea Unitary Development Plan, adopted in 2002. Policy CD61 formally sets out the Council's intention to ensure that any development in a conservation area preserves and enhances the character or appearance of the area. A high standard of design is required in all parts of the Borough by policy CD27, and policy CD62 adds that in conservation areas all development is to be compatible with its surroundings in terms of (among other things) character, scale, bulk, height, proportion and rhythm, and materials. Both in conservation areas and elsewhere the townscape is to be safeguarded by permitting alterations only where the appearance of buildings or their surroundings would not be harmed (policy CD50), and by resisting unsympathetic small-scale developments where the cumulative effect would be detrimental to the character of the area (policy CD51). Policy CD55 sets out the intention to ensure that the character of mews properties is preserved and enhanced and to resist inappropriate alterations; the supporting text makes the point that mews streets form an integral part of the pattern of development in this part of London and that they have a distinct character based on their consistency, simplicity and unity.
5. As the alterations have included the installation of a garage door, policy TR38 of the UDP is also of relevance. As part of an overall policy of traffic restraint, it seeks to limit the number of off-street parking spaces provided in non-residential development to meet essential need only.

### **Reasons**

#### ***Character and Appearance of the Area***

6. The Norland Conservation Area, on the north side of Holland Park Avenue, extends from Royal Crescent in the west to Portland Road in the east and covers a substantial area. For the most part it is an example of nineteenth century residential estate development, planned and laid out in a formal way, but Pottery Lane is different. It meanders through the estate following the line of a pre-existing field boundary, and is not strictly a mews because it is not part of a formal composition comprising grand houses to the front and subsidiary buildings to the rear. However it lies between the substantial houses in Princedale Road and Portland Road, and has some of the characteristics of a mews. The Council's Conservation Area Policy Statement refers to the unaffected simplicity of the one and two



storey brick buildings and high back yard walls, which contrast with the organised elevations of most of the area. I observed that the lane includes buildings from various periods of the nineteenth and twentieth centuries, many of them bearing the marks of alteration in recent years. It seems to me that, in considering how well the alterations to the appeal building relate to their surroundings, it is the simple, unassuming, mews-like character of Pottery Lane which should be the reference point rather than the much grander style typical of most of the conservation area.

7. Whilst the modest scale of its buildings gives Pottery Lane a certain consistency of character, its appearance can only be described as eclectic. Photographs put in by the appellants illustrate the variety and diversity of the doors and windows to be found and I saw some of them for myself. The Council explained that many of the units are used as single-family dwellings and therefore have the benefit of the permitted development rights accorded by Part 1 of the Second Schedule to the Town and Country Planning (General Permitted Development) Order 1995. Thus the authority have little control over the detail of minor alterations to many of the buildings, and this may well account for the great variety of treatment to be found in the lane as a whole.

#### ***History and Appearance of the Appeal Building and its Immediate Neighbours***

8. The Council did not dispute the appellants' account of the history of the building. Built as three stables in about 1850, it was apparently used as a builders' yard between the First and Second World Wars. At some stage the stables were amalgamated to form one unit, and the stable doors were not retained. There may have been residential use for a time, but by the 1960's the building was in use as offices. A drawing submitted in connection with a planning application made in 1989 shows that by that date the French doors with railings and the sliding sash windows with glazing bars (all removed by the recent alterations) were in place at first-floor level. The Council accepted that the railings were not Victorian and that, despite their Victorian style, the windows might well have been inserted around the middle of the twentieth century, though into original openings. At ground-floor level the 1989 drawing shows a personnel door in the position of that recently removed, but the ground-floor fenestration was not the same in 1989 as in 2003, just before the latest alterations.
9. Immediately to the south of the appeal site are two gated yards and beyond that a two-storey building which it was agreed dates from the 1960's. The two-storey building attached to the appeal building on the northern side is thought to be about twenty years old. I saw that in both cases there is a vertical emphasis to the fenestration.

#### ***The Alterations which have been Made***

10. The street elevation of the building is and was rendered and painted at ground-floor level with painted brick above. There are six window openings on the first floor, three of them about 0.85 metres wide by 1.7 metres and the other three a metre wide and 1.4 metres high. The taller openings formerly housed pairs of French doors each with two horizontal glazing bars, and in front of the doors were railings 0.7 metres high resting on projecting sills. In the wider openings were sliding sash windows, the upper and lower sashes each divided vertically into three panes. Following the alterations the openings in the brickwork and the projecting sills remain as before. The railings have been removed and not replaced. One pair of French doors has been replaced by a single pane of glass, which lights the stairs.

The other five openings each have a metre of glazing at the top, giving a square of glass in the case of the former windows and a rectangle 0.85 metres by one metre in the case of the former French doors; below the glazing, the remainder of the opening is filled by a panel with a light oak veneered finish.

11. At ground level there was a panelled personnel door and three windows about 1.5 metres wide. Each window comprised a broad pair of sliding sashes in the centre, the upper and lower each divided vertically into three panes, with narrower sashes to either side. The alterations have removed the door, one window opening has been widened to three metres to accommodate a garage door, another window has been replaced by a double-leaf personnel door, and the third has been divided horizontally, with the top half fully glazed and the bottom half infilled with a veneered oak panel. Like the window panels, both doors have a veneered oak finish.

#### *Effect on the Character and Appearance of Pottery Lane*

12. Despite the retention of the upper window openings and the brick and render finishes, the effect of the alterations on the appearance of the building has been substantial. The authority are concerned that the painted sash windows with glazing bars, and more generally the vertical emphasis of the fenestration – which they consider to be typical of the area – have been lost. In their view the large panes of glass put in, and the unrelieved flush surfaces of the new doors, give the building a bland appearance out of keeping with its Victorian origins and the detailing to be seen elsewhere in the vicinity. In the appellants' view the alterations have made the building not bland, but modest, simple, clean and unfussy, entirely in keeping with the unassuming character of its surroundings in Pottery Lane. The Council, whilst accepting that the design of the alterations is simple and unfussy, consider that the street elevation has been oversimplified to the point where the very plainness of the appeal building, by comparison with the rich detailing found elsewhere in Pottery Lane, draws attention to itself.
13. I have referred above to the differences between Pottery Lane and other parts of the conservation area. Unlike that of the grander streets, its character is consistently small-scale, simple and unassuming, but there is a mixture of decaying, restored and modern buildings, and visually the lane includes examples of good design, poor design and the not-designed-at-all. Whilst it is true, as the Conservation Area Policy Statement notes, that original glazing patterns add interest to otherwise stark or simple buildings and that the proportions of windows may be spoilt by the removal of glazing bars, it seems to me that such advice is far more relevant to the planned terraces of Portland Road than to the heterogeneous mews-like buildings in Pottery Lane. It appears too that the way the buildings are used has changed over time. Built as workshops, store rooms or stables, some are now used as offices but many are dwellings, and the Council's apparent wish to retain or restore a Victorian character seems to me a chimera: in Victorian times Nos. 65 to 69 were stables, not a pretty mews cottage with cast iron balcony railings.
14. The alterations which have taken place have produced a simple and unpretentious elevation which in my view is entirely in tune with the straightforward and unassuming character of its surroundings. The retention of the pronounced architraves to the upper floor windows preserves the shape of the window openings and leads to the oak-panelled sections, whilst not glazed, being seen as part of the window. Nevertheless the small-scale domestic details typical of many of the buildings in Pottery Lane are absent, and I have some sympathy with

the Council's point that the austerity of its design makes the building stand out. To my eyes the choice of a varnished oak veneer finish for the large plain surfaces of the two new doors was a mistake: the attention to detail and careful execution of the work is certainly apparent at close quarters, but from a distance the insipid colour reminiscent of unpainted timber gives the unfortunate impression that these openings are boarded up.

15. Suggestions were made in discussion at the hearing that the doors might be altered in some way to give them a vertical emphasis, perhaps by the use of V-jointed vertical boarding. Without a drawing or specification in front of me it would be difficult to frame an appropriate and effective condition to that end, or to word a variation of the notice requirements with sufficient precision. But, practical difficulties apart, I have decided that it would be unwise, and risk undermining the integrity of the design, to tinker with it in that way. This is not a case where a building has been altered without regard to the effect on its surroundings by an owner unaware of aesthetic considerations and, whilst opinions may differ about some details of the design solutions adopted, I am firmly of the view that taken as a whole the alterations preserve and indeed enhance the underlying character of this part of the Norland Conservation Area.

### Conditions

16. In view of the development plan policy (TR38) to limit the number of off-street parking spaces in non-residential development to those required for essential purposes, the Council asked that any permission granted be subject to a condition restricting the use of the archive/garage area shown on the application plan to storage only. Although the use of the space as a garage does not, of itself, require permission, the door giving access to the space does and the imposition of such a condition would therefore be possible. It was agreed that the condition would not be unreasonable on the grounds of taking away entirely the benefit of permission for the garage door, because the door is required for the reception and storage of bulky items as well as in connection with possible use for car parking. No reason was put forward for making an exception to the Council's adopted parking policy in this instance, and a condition on the lines of that requested will therefore be imposed.

### Conclusions

17. For the reasons given above and having regard to all other matters raised, I conclude that the appeal against the notice should succeed on ground (a) and that the appeal under section 78 should be allowed. Planning permission will therefore be granted and the appeal against the notice on ground (f) does not need to be considered.

### FORMAL DECISIONS

#### Appeal A: APP/K5600/C/04/1161942

18. I allow the appeal and direct that the enforcement notice be quashed. I grant planning permission, on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out and referred to in the notice, namely the making of alterations to the front elevation of 65/69 Pottery Lane, London W11 4NA, comprising the installation of a new garage door, a new entrance door and the replacement of the existing timber sash windows and French doors with fully glazed windows and timber panelling below, subject to the condition that the space made accessible to vehicles by the installation of the garage door shall not be used for car parking.

**Appeal B: APP/K5600/A/04/1161909**

19. I allow the appeal, and grant planning permission for alterations to the front elevation of 65/69 Pottery Lane, London W11 4NA, including a new entrance door in a new position, the installation of a garage door, and new windows in existing openings with panels, in accordance with the terms of the application Reference PP/04/01041/MINO/, dated 30 April 2004, and drawings 252-01 and 252-02A submitted with it, subject to the condition that the area marked archive/garage on drawing 252-01 shall not be used for car parking.

**Information**

20. Attention is drawn to the requirements of section 76 of the Town & Country Planning Act 1990 concerning provisions for the benefit of people with disabilities.



INSPECTOR

ENV	HDC	TP	CAC	AD	CLU	AO	AK
B <sub>a</sub>	01 JUL 2004				PLANNING		
C <sub>a</sub>	C	SW	SE	APP	IO	REC	
			ARB	PLU	DES	FEE	



65 - 69 Pottery Lane  
Holland Park  
London W11 4NA

Phone: 020-7221 5966

Fax: 020-7221 6288

info@crawfordandgray.co.uk  
www.crawfordandgray.co.uk

The Director  
Department of Planning  
RBK&C  
The Town Hall  
Hornton Street  
London W8 7NX

For the attention of Sarah Gentry.

29 June 2004

Dear Sir

**65 - 69 Pottery Lane W11 4NA**

I write further to the planning application (reference PS/DCN/PP/04/01041/SG) and the visit to the property by Ms Gentry of your office.

I enclose for your attention further photographs of properties in the locality together with background information from the planning file of the property showing and describing approved alterations to the property over the last twenty years.

Ms Gentry was accompanied by a design officer who advised that the alterations should "preserve or enhance" the conservation area.

Item 1: The street elevation of building as approved in December 1984 shows simple glazing, no multiple glazed windows, no french doors and no balconies. The approval document says "the design officer finds the proposal acceptable" (item 4 of approval).

Item 2: We have found no record of permission ever being granted for the assortment of balconies and windows but presume this lack to be a result of the area only recently becoming a conservation area. In this connection please note that the RBK&C web site shows Nos 59 to 77 odd to **not** be in a conservation area. An application for Class B1 purposes in 1989 shows a frightful assortment of styles and components.

Item 3: Photographs show that the proposed elevation, now that it is fully decorated, does indeed enhance the area in preference to the variety of mid 1980's replaced Georgian and Victorian style windows and add-on cast iron false balconies.

Item 4: Photographs to show the variety of glazing styles in Pottery Lane ranging from single sheets of glass 3m X 2m to timber frames to glass brick walls. A number of properties have the lower half of the window opening blanked off to provide privacy from the street.

I do hope that this helps you to reach your decision. Do please delete the photomontage which is of course now superseded.

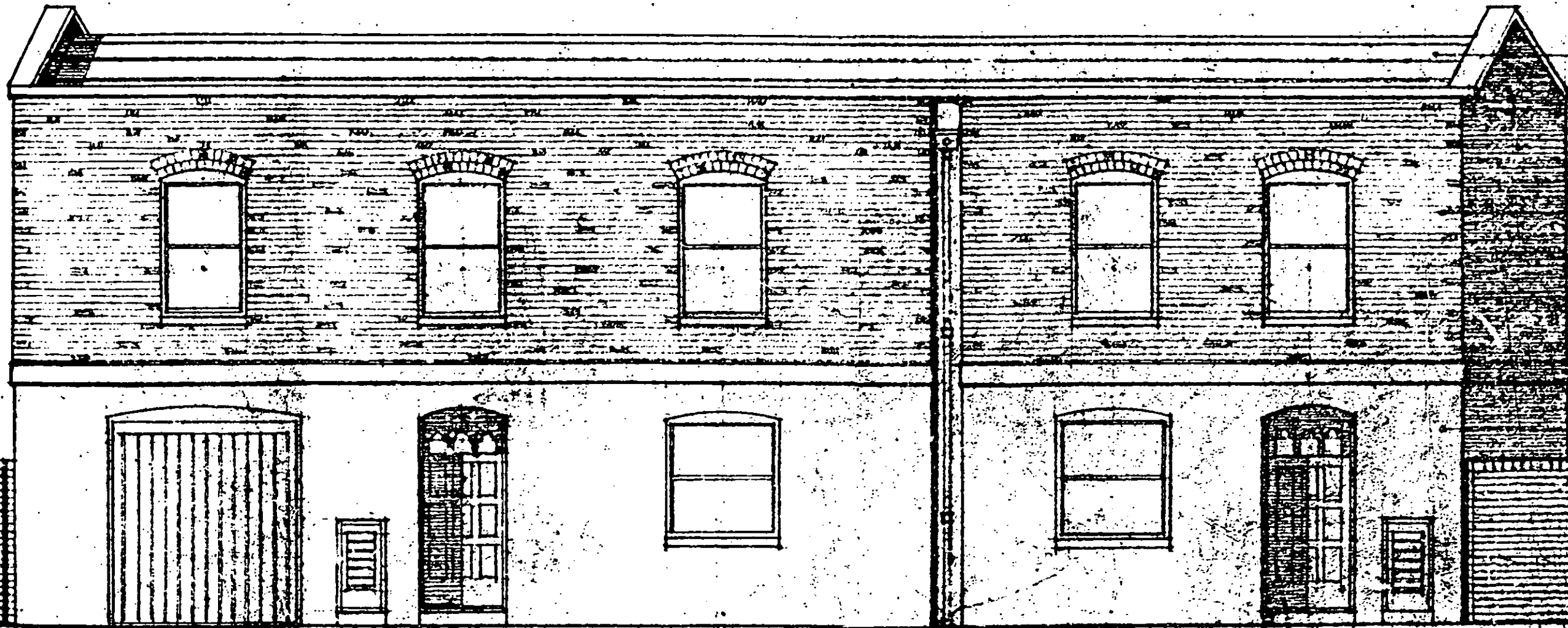
Yours sincerely

Peter Crawford  
Crawford & Gray Architects

*COA*

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	01 JUL 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

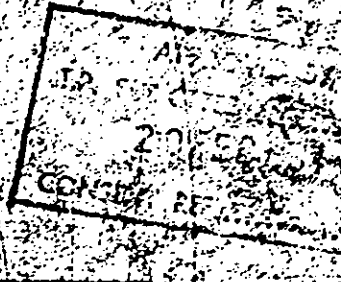
PLANNING  
26 JAN 1984



Dark grey stone/old concrete slates

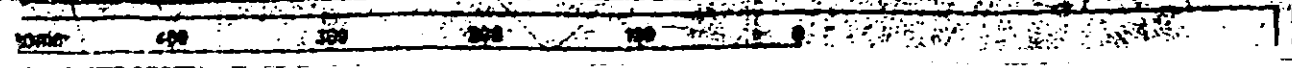
Front second hand yellow stock bricks

Rendered & painted with charcoal



TP 83/17605

Revised East Elevation  
65-69 POTTERY LANE W.I.L.  
Scale 1-50

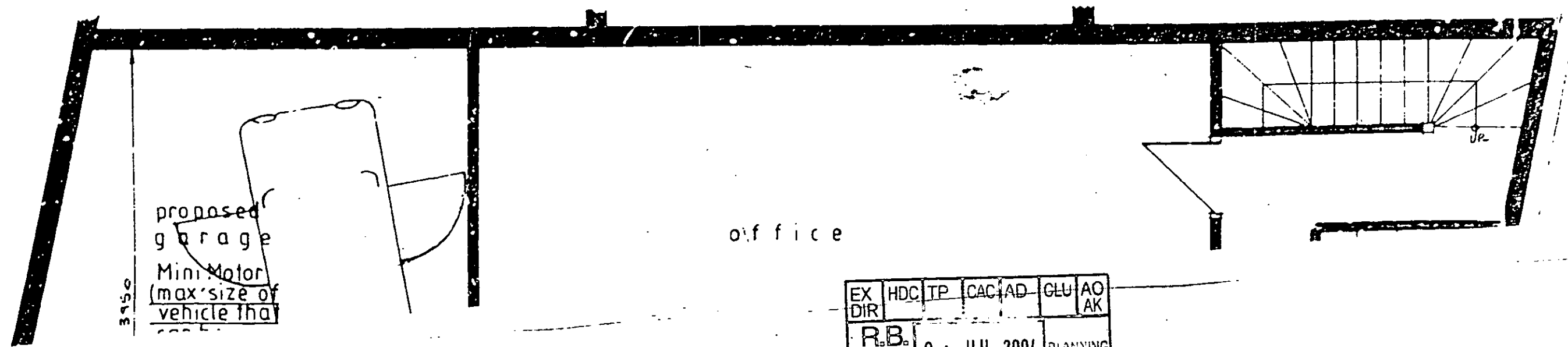


0.

EXISTING ELEVATION



PROPOSED ELEVATION



EX DIR	HDC	TP	CAC	AD	GLU	AO AK
R.B.	01 JUL 2006				PLANNING	
K.C.	N	C	GW	SE	TO	REC
			ARB	PLN	DES	FEE



View of property before works



View of property after works

R.B.K.C Planning Dept

03 JUL 2004





View 1. 65-69 Pottery Lane

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	01 JUL 2004				PLANNING	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE

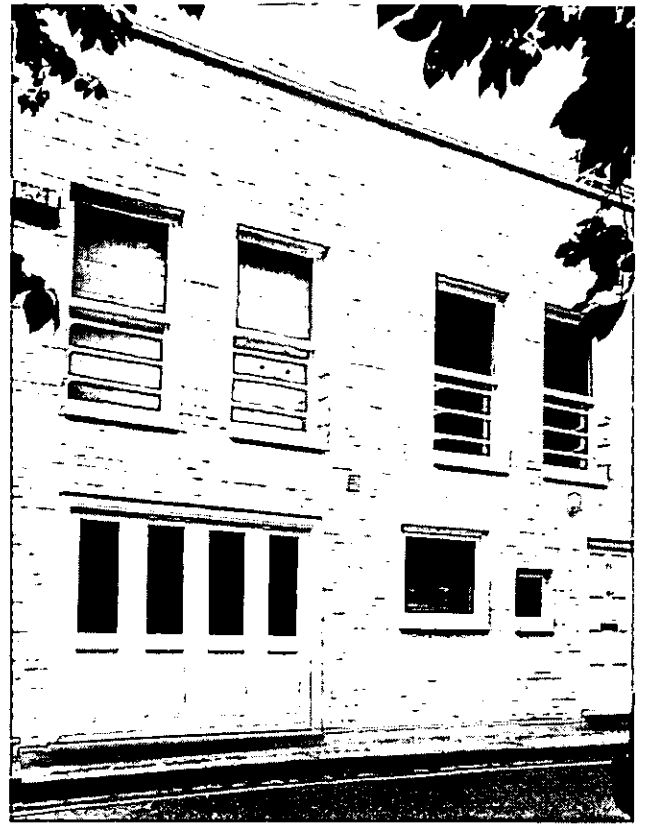


View 2. 59 Pottery Lane



View 3. 65-69 Pottery Lane  
R.B.K.C Planning Dept

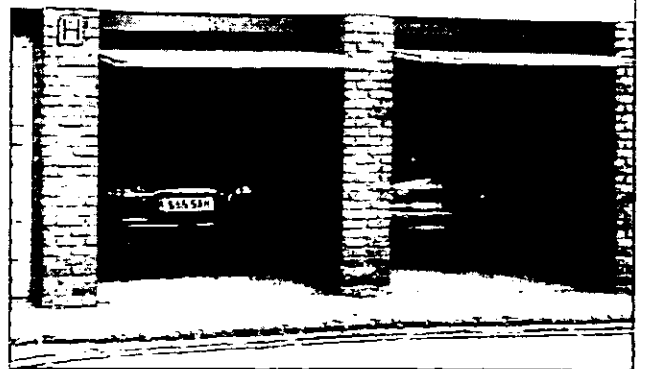
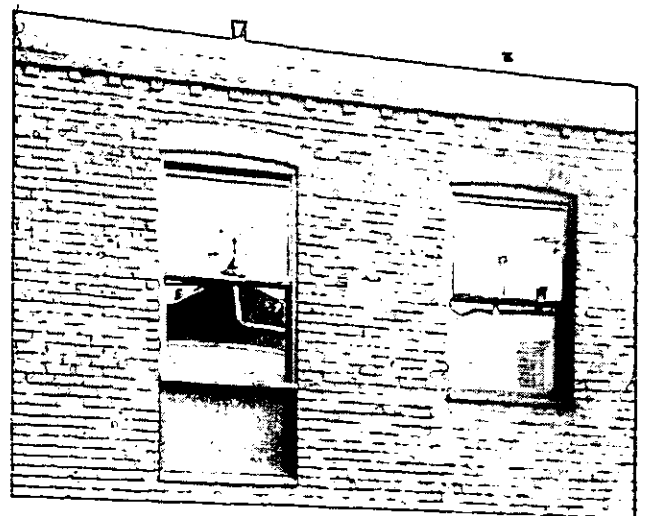
03 JUL 2004



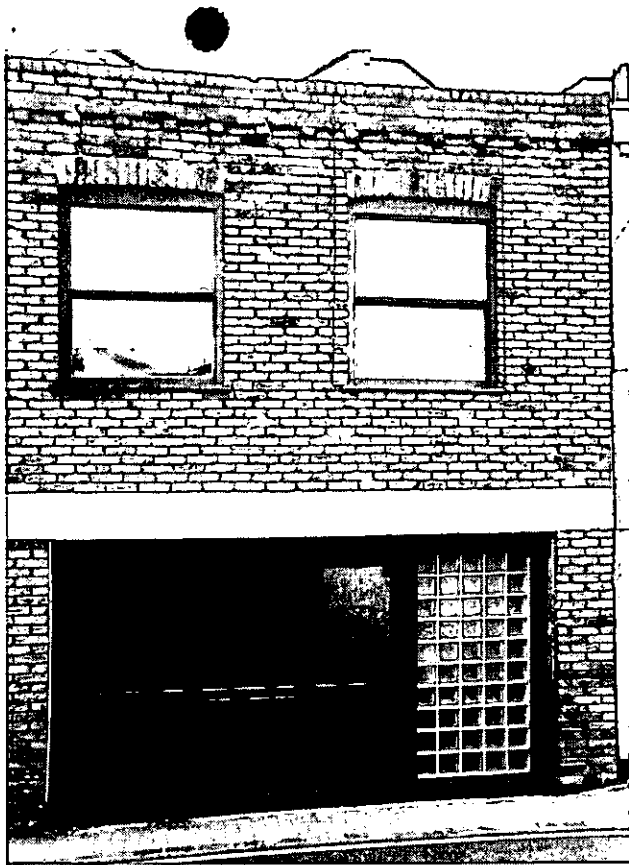
View 4. 71 Pottery Lane



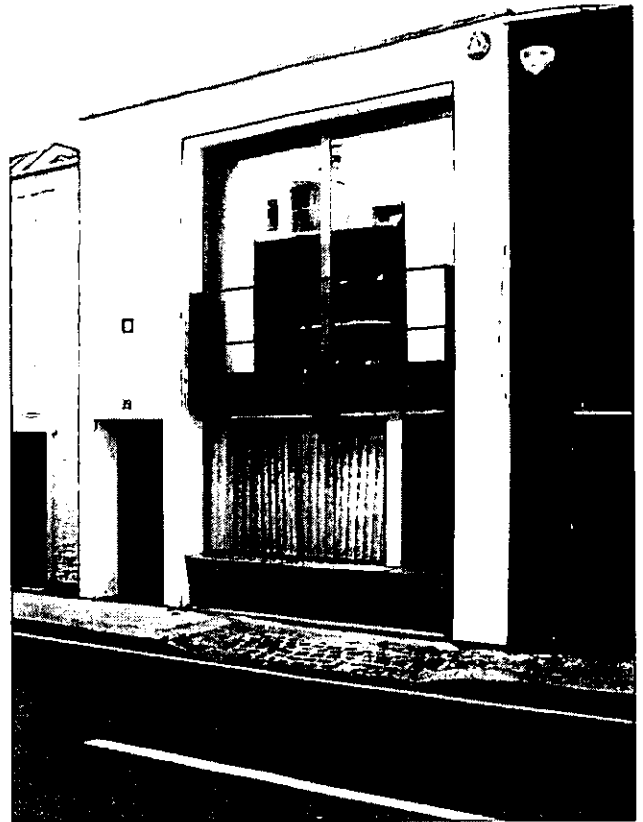
View 5. 43 Pottery Lane



View 6. 24 Pottery Lane



View 7. 22 Pottery Lane



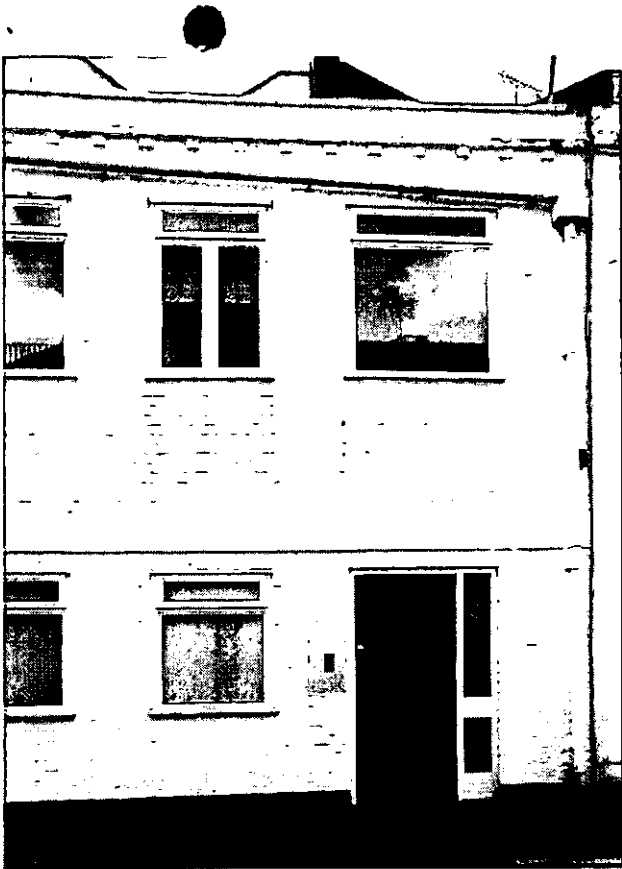
View 8. 39 Pottery Lane



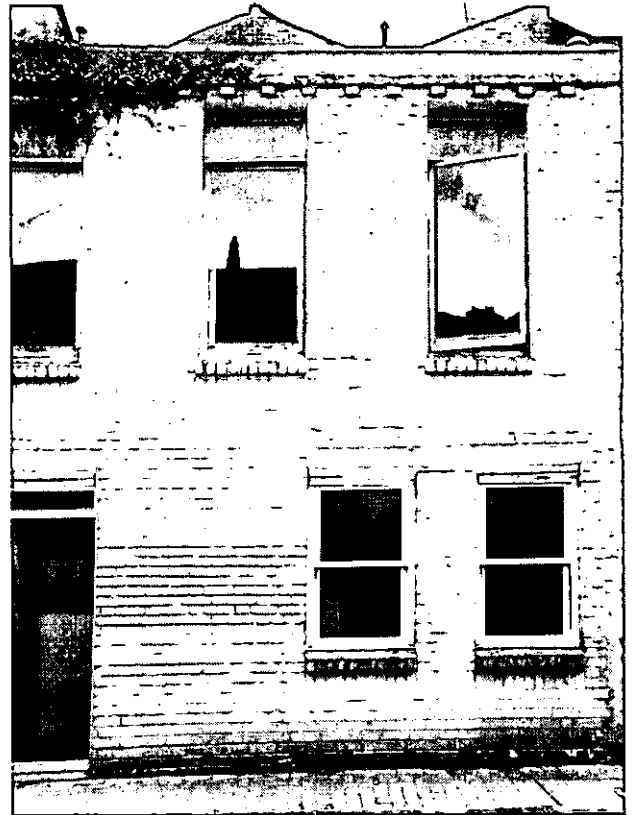
View 9. 41-43 Pottery Lane

R.B.K.C Planning Dept

03 JUL 2004



View 10. 18 Pottery Lane



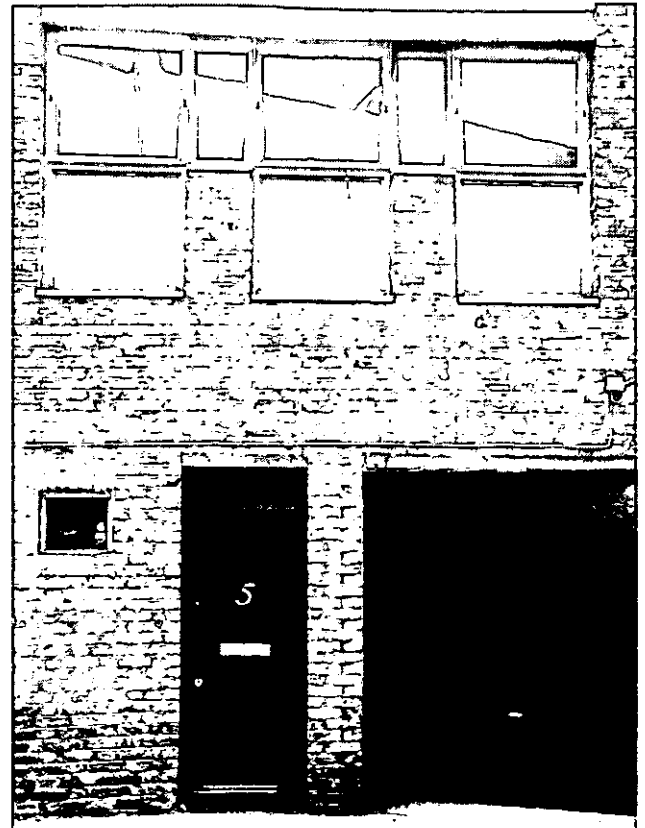
View 11. 12-14 Pottery Lane

PLANNING Dept

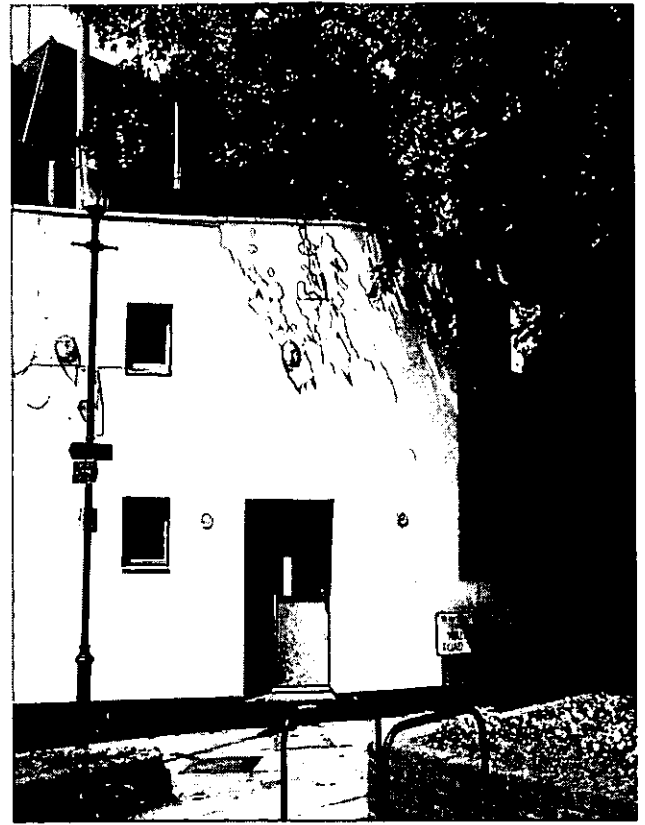
03 JUL 2004



View 12. 8 Pottery Lane



View 13. 5 Pottery Lane



View 14. 13 Norland Place

R.B.K.C Planning Dept

View 15. 31 Kenley Walk, corner with Pottery Lane

03 JUL 2004



View 16. 13 Norland Place, in the proximity of Pottery Lane

## APPEARANCES

### FOR THE APPELLANTS:

Mr Peter Crawford BA DipArch RIBA ACIB Dr Enrico Galliani Dott.Arch RIBA	Principal of Crawford & Gray Architects, 65-69 Pottery Lane, Holland Park, London W11 4NA. of Crawford & Gray Architects.
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### FOR THE LOCAL PLANNING AUTHORITY:

Mrs Sarah Gentry	Planning Officer with the Royal Borough of Kensington and Chelsea.
Mr Alan Wito BSc MSc MRTPI IHBC	Conservation and Design Officer with the Royal Borough of Kensington and Chelsea.

## DOCUMENTS

Document 1	List of persons present at the hearing.
Document 2	Notice of hearing and notification list.
Document 3	Extracts from the Royal Borough of Kensington and Chelsea Unitary Development Plan 2002.

## PLANS

Plans A to C	The application plans.
Plan D	Extract from a plan submitted in 1989 showing the elevation of the building as it then was.

SG



# The Planning Inspectorate

3/07 Kite Wing  
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2 The Square  
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Bristol BS1 6PN

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Fax No 0117-3728443  
GTN 1371-8930

<http://www.planning-inspectorate.gov.uk>

Mrs R Townley (Dept Of Planning & Conservation)  
Kensington And Chelsea R B C  
Planning Services Department  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/04/01041/MINO  
Our Ref: APP/K5600/A/04/1161909  
Date: 27 October 2004

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL BY CRAWFORD & GRAY ARCHITECTS  
SITE AT 65-69 POTTERY LA, LONDON, W11 4NA**

We have decided to link the planning appeal to an enforcement appeal on the same site. The timetable for the planning appeal will now follow the enforcement timetable.

Please send any letters or statements about these appeals to Mr Kevin Carpenter, room 3/06b, tel no 0117 3728269, fax no 0117 3728782 at the above address. He is now the case officer for your appeals.

Yours faithfully

Mr Dave Shorland

ENF2(BPR)

EX DIR	HDC	TP	C&C	AD	CLU	AO AK
R.B.	29 OCT 2004				PLANNING	
K.C.						
N	C	S.I.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEs

35

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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

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

---

Office of the Deputy Prime Minister,  
3/07 KiteWing,  
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2 The Square, Temple Quay,  
Bristol, BS1 6PN

Switchboard: 020-7937-5464

Direct Line: 020-7361-2081

Extension: 2081

Facsimile: 020-7361-3463

---

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

Date: 05 October 2004

My Ref: DPS/DCN/PP/04/01041/SG  
ODPM's Reference: App/K5600/A/04/1161909

Please ask for: Rebecca Townley

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeal relating to: 65/69, Pottery Lane, London, W11 4NA**

With reference to the appeal on the above premises, I return the completed questionnaire, together with supporting documents. In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior arrangements have been made for the Inquiry to continue after 5.00 p.m.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE



# QUESTIONNAIRE

## PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

PP104/1041

APPEAL REF:  GRID REF:

APPEAL BY:

SITE:  POSTCODE

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

<p>1. Do you agree to the written representations procedure? (An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).</p> <p>if NO, Do you wish to be heard by an Inspector at (a) a local inquiry? or <i>but we would agree</i> → (b) a hearing?</p> <p><b>Note: If the written procedure is agreed the Inspector will visit the site <u>unaccompanied</u> by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.</b></p> <p>2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?</p> <p>b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?</p> <p>If the answer to 2b is YES please explain: <input type="text"/></p> <p><input type="text"/></p> <p>3. Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.</p> <p>4. Does the appeal relate to an application for approval of reserved matters?</p> <p>5. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?</p>	<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>Name <input type="text" value="MRS TOWNLEY"/></p> <p>Telephone no. <input type="text" value="7 361- 2081"/></p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NA</p>
---	---

6. Did you give publicity to the application?

- Article 8 of the GDPO 1995

- Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990

- Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

YES  NO

7. Is the appeal site within an approved Green Belt or AONB?

Please specify which

YES  NO

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details.

YES  NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?  
If YES, please attach details and, where necessary, give our reference numbers.

YES  NO

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

YES  NO

10. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q12.)

YES  NO

11. Does the appeal relate to an application for conservation area consent?

YES  NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building?

YES  NO  
Grade I / II\* / II

b. Would the proposed development affect the setting of a listed building?

YES  NO

If the answer to question 12a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.)

Date of listing

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

YES  NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES  NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments.

YES  NO

15. Is any part of the site subject to a Tree Preservation Order?  
If YES, please enclose a plan showing the extent of the Order and any relevant details.

YES  NO

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI?  
If YES, please attach the comments of English Nature.

YES  NO

b. Are any protected species likely to be affected by the proposals?  
If YES, please give details.

YES  NO

17. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

- a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.
- b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sch1	Sch2 col 1
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

- d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;
- e. Any representations received as a result of an Article 7 (or Regulation 6) notice;
- f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;
- g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);
- h. Details of any other applications or matters you are currently considering relating to the same site; *Appeal against Enforcement Notice dated 6.8.04. Start letter from Inspectorate not yet received.*
- i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan; Extracts from Chapters 1-4 & 7 of UDP adopted May 2002.*
- j. Any supplementary planning guidance, together with its status, that you consider necessary;
- k. Any other relevant information or correspondence you consider we should be aware of;
- l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. **You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.**

Number of Documents Enclosed	N/A
	✓
	✓
1	
2	
✓	
	✓
	✓
Enclosed	To be sent within 6 weeks from start date
	✓

18. a. Please include:

- i) a copy of the letter in which you notified people of the appeal;
- ii) a list of the people you notified; and
- iii) the deadline you gave for their comments to be sent to us.

2-11-04

b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.

- i) representations received from interested parties about the original application;
- ii) the planning officer's report <sup>delegated</sup> to ~~committee~~;
- iii) any relevant committee minute.

Number of Documents Enclosed

N/A

2

1



19. For appeals dealt with by written representations only

Do you intend to send another statement about this appeal? If NO, please enclose the following information:-

YES  NO

a. ~~In non-determination cases:~~

- i) what the decision notice would have said;
- ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

- i) the relevant planning history;
- ii) any supplementary reasons for the decision on the application;
- iii) matters which you want the Inspector to note at the site visit.

20. The Mayor of London cases only

a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.

YES  NO

b. Did the Mayor of London issue a direction to refuse planning permission? If YES, please attach a copy of that direction.

YES  NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature

J. Dermott

on behalf of

RBK+C

Council

Date sent to us and the appellant

5.10.04

Please tell us of any changes to the information you have given on this form.

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The Copyright Unit  
Her Majesty's Stationary Office  
St Clements House  
2-6 Colegate  
Norwich NR3 1BQ

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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Crawford & Gray Architects,  
65-69 Pottery Lane,  
Holland Park,  
London,  
W11 4NA

Switchboard: 020-7937-5464  
Direct Line: 020-7361- 2096  
Extension: 2096  
Facsimile: 020-7361-3463

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**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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Date: 05 October 2004

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My Ref: DPS/DCN/PP/04/01041/SG  
ODPM's Reference: App/K5600/A/04/1161909 Please ask for: Ms.S. Gentry

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Appeal relating to: 65/69, Pottery Lane, London, W11 4NA**

With reference to your appeal on the above address(es), enclosed you will find the Council's Questionnaire and attached documents as necessary.

Yours faithfully,

**M.J. FRENCH**

Executive Director, Planning and Conservation

Enc.



INVESTOR IN PEOPLE



# The Planning Inspectorate

3/07 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728930  
Switchboard 0117-3728000  
Fax No 0117-3728443  
GTN 1371-8930

Ms K Sedov (Dept Of Planning & Conservation)  
Kensington And Chelsea R B C  
Planning Services Department  
3rd Floor  
The Town Hall  
Hornton Street  
London  
W8 7NX

Your Ref: PP/04/01041/MINO  
Our Ref: APP/K5600/A/04/1161909  
Date: 21 September 2004

EX	HDC	TP	C-C	AD	CLU	AO
DIR						AK
R.B.		22 SEP 2004			PLANNING	
K.C.						
N	C	S.	SE	APP	IO	REC
HBS			ARB	FPLN	DES	FEEs

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**  
**APPEAL BY CRAWFORD & GRAY ARCHITECTS**  
**SITE AT 65-69 POTTERY LA, LONDON, W11 4NA**

We have decided that a hearing will be held into this appeal and we will now arrange a date. (49)

I am the case officer and, if you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The date of this letter is the **starting date** for the appeal.

The following documents must be submitted within this timetable:

**Within 2 weeks from the starting date -**

**You** must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

- i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date**. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
- ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
- iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

**You** must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

**Within 6 weeks from the starting date -**

You and the appellant must submit 2 copies of your hearing statement to me. I will send a copy of your hearing statement to the appellant and send you a copy of their hearing statement. You and the appellant must send a copy of your hearing statements to any statutory parties. I will send you and the appellant a copy of any comments submitted by interested parties.

**Within 9 weeks from the starting date -**

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

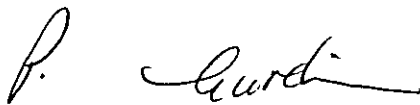
You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders. Please see attached annex with regard to attaching documents.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully



Mr Dave Shorland

H4B(BPR)

## **Questionnaire**

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

## **Hearing Statement**

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

## **Statutory parties**

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 17e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

## **Late Representations**

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

## **Costs**

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

## **Planning obligations - Section 106 agreements**

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.



## Submission of appeal statements and proofs of evidence

We will shortly be introducing the Planning Casework Service ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)). When it is introduced you will be able to submit your appeal documents electronically.

In preparation for this, it would assist us greatly, if you could prepare your appeal documents in the following way:

1. Type the information using the 'sans serif' font sizes of at least 11 point. ('Sans serif' fonts are easier to read on screen, common examples are Arial and Verdana.)
2. Use A4 size paper wherever possible.
3. Print documents on both sides of a page if you want to, but please ensure that the quality of paper is such that images from one side of the page do not show through to the other side.
4. Use black ink and capitals if you need to write on a document.
5. Ensure photocopied documents are clear and legible.
6. Place photographs, maps, plans, etc., in a separate appendix and cross-reference them within the main body of the document. Do not stick photographs to sheets of paper. Put them in an envelope and write the site address or appeal reference number if known on the back.
7. Bind documents in such a way that bindings can be undone quickly without damaging the document. Avoid using wire or plastic spiral binders.
8. Avoid using cover sheets, sleeves or other bindings that do not add value or information.
9. Ensure that the pages of documents are clearly numbered.
10. Please do not send valuable original documents unless these are specifically requested.
11. Please do not include post-it notes or small attachments which might be easily dislodged or lost.

NEW APPEAL

DATE: 21/09/2004

TO: Mr. D. Taylor

A NEW APPEAL HAS BEEN RECEIVED, WHICH FALLS IN YOUR AREA - FILE(S) ATTACHED. THE SITE ADDRESS IS:

65/69, Pottery Lane, London, W11 4NA

1. PLEASE INDICATE THE OFFICER WHO WILL BE DEALING WITH THIS APPEAL.

SG

---

2. PLEASE INDICATE THE PROCEDURE BY WHICH YOU WISH THE APPEAL TO BE DETERMINED.

- WRITTEN REPRESENTATIONS
- HEARING
- PUBLIC INQUIRY

N.B. The appellant has requested Written Reps/a Hearing/an Inquiry. The appellant has the right to be heard. If the appellant wants a Hearing and you choose Written Reps, this may result in an Inquiry. If the appellant requests an Inquiry and you would prefer a Hearing, a letter outlining reasons why will normally be required.

3. **YOU ARE REMINDED TO ORDER LAND USE MAPS AS APPROPRIATE AT THIS STAGE.**

PLEASE RETURN THIS SHEET AND THE ATTACHED FILE(S) TO THE APPEALS SECTION WITHIN **24 HOURS**

THANK YOU

Clarie  
du

5.10.04

PRE-INFORMAL HEARING/PUBLIC INQUIRY MEETING

TO: \_\_\_\_\_ OUR REF: \_\_\_\_\_

ADDRESS: 65/69 Pottary Lane

WHO DO YOU WISH TO BE PRESENT AT THE CASE CONFERENCE?

1. SG (CASE OFFICER)

2. \_\_\_\_\_ (LEGAL)

3. \_\_\_\_\_ (POLICY)

4.  \_\_\_\_\_ (DESIGN)

5. \_\_\_\_\_ (TRAFFIC)

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

PLEASE RETURN THIS TO \_\_\_\_\_

To: Policy, Transportation,  
Conservation & Design

From: Lesley Jones  
Date: 21 September 2004

**NEW APPEAL**  
**ADVANCE WARNING**

YOU OR YOUR SECTION MAY BE INVOLVED IN  
THE PREPARATION OF A STATEMENT OR EVIDENCE

**ADDRESS: 65/69, Pottery Lane, London, W11 4NA**

**OUR REF: PP/04/01041 ODPM REF:App/K5600/A/04**

**DEVELOPMENT:** Alterations to front elevation including new entrance door in new position, installation of garage door, new windows in existing openings with panels.

**TYPE OF APPEAL:**

**REASONS FOR REFUSAL:** See attached sheet

**D.C. CASE OFFICER:** Ms.S. Gentry **D.C. AREA:** North Area Team

It is anticipated at this stage that input will be required from the following sections:-

- |                                  |  |
|----------------------------------|--|
| <input type="checkbox"/> Design  | <input type="checkbox"/> Transportation                            |
| <input type="checkbox"/> Policy  | <input type="checkbox"/> R & I                                     |
| <input type="checkbox"/> Trees   | <input type="checkbox"/> Environmental Health - Noise (Ian Hooper) |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Housing (Stanley Logan)                   |

Please contact the Case Officer for further details.

Thank you.

Lesley Jones  
Head of Development Control

PP/04/01041

REASON(S) FOR REFUSAL:

The alterations to the building, in particular the design and materials of the new windows with panels and doors, are not considered to be in keeping with the character of the existing building or neighbouring properties and as such, are considered to be detrimental to the character and appearance of the building and this part of the Norland Conservation Area of which it forms a part. On this basis it would be contrary to Policies contained within the 'Conservation and Development' chapter of the Unitary Development Plan, in particular, Policies CD27, CD50, CD51, CD55, CD61 and CD62.

APPEAL NOTIFICATIONS

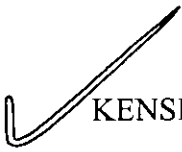
Re 65/69, Pottery Lane, London, W11 4NA

Please complete the list of those to notify of the appeal and return with the file(s) to the Appeal Section within 24 hours. Thank You.



WARD COUNCILLORS:

- 1.
- 2.
- 3.



KENSINGTON SOCIETY

Mrs. Ethne Rudd, 15 Kensington Square, W8 5HH

CHELSEA SOCIETY (Mr. Terence Bendixson, 39 Elm Park Gardens, London, SW10 9QF)

RESIDENT ASSOCIATIONS AND AMENITY SOCIETIES:

- 1.
- 2.
- 3.



ALL 3RD PARTIES ORIGINALLY NOTIFIED



ALL OBJECTORS/SUPPORTERS

+ enf. complainant

STATUTORY BODIES ORIGINALLY NOTIFIED

ENGLISH HERITAGE

OTHERS .....

APPEALS TIMETABLE

ADMINISTRATION:

Initials

Time  
Hours

Cost  
LAWJ

- ) Notification of appeal to third parties
- ) Pre Statement Inquiry/hearing
- ) Preparation of Statement and Documentation
- ) Notification of appeal decision

BASE OFFICER:

- ) Preparation / Meeting
- Legal  
Counsel  
Transportation  
Design  
Policy  
BEHO  
Other Parties

- ) Statement
- ) Public Inquiry/Local Hearing

- Policy
- Preparation  
Meetings  
Statement if applicable

- Design
- Preparation  
Meetings  
Statement if applicable

- Transportation
- Preparation  
Meetings  
Statement if applicable



**PLANNING SERVICES APPLICATION**

**CONSULTATION SHEET**

**APPLICANT:**

Crawford & Gray Architects,  
65-69 Pottery Lane,  
Holland Park,  
London,  
W11 4NA

APPLICATION NO: PP/04/01041

CASE OFFICER: Ms.S. Gentry

APPLICATION DATED: 30/04/2004

DATE ACKNOWLEDGED: 12 May 2004

APPLICATION COMPLETE: 11/05/2004

DATE TO BE DECIDED BY: 06/07/2004

SITE: 65/69, Pottery Lane, London, W11 4NA

PROPOSAL: Reposition front door, create garage door, renew windows in existing openings to front street elevation.

**ADDRESSES TO BE CONSULTED**

- 1.
2. 59 + 71 + 73 Pottery Lane
3. 96 + 98 Princesdale Road
- 4.
- 5.
6. 6 - 12 (evens) Penzance Place ✓
- 7.
8. St. Francis of Assisi Church, Pottery Lane ✓
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

gn.  
14/5  
21

**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 ...

gn  
13/5