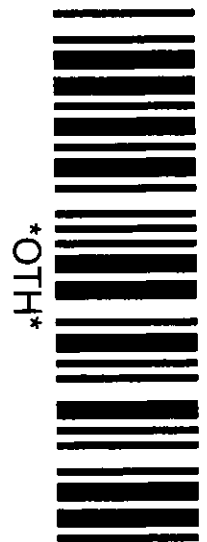


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

OTHER



\*OTH\*

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Paul Archer Design,  
13 Canonbury Place,  
Canonbury,  
London  
N1 2NQ

APPLICATION NO: PP/02/00242

APPLICATION DATED: 01/02/2002

DATE ACKNOWLEDGED: 05 February 2002

APPLICATION COMPLETE: 04/02/2002

DATE TO BE DECIDED BY: 01/04/2002

SITE: 51 Pelham Street, London, SW7 2NJ

PROPOSAL: Existing 2nd floor roof terrace to be lowered and railings to front facade removed. Existing roof access to be replaced with new mansard roof to rear half of roof terrace, creating new 2nd floor room; replacement of lantern-style rooflight to rear of basement with flat glazed roof below parapet level.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

AS PP101/2188

- incl any objections

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 .....  
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 .....

✓  
PP  
6/2

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS

51 PELHAM STREET  
SOUTH KENSINGTON  
LONDON  
SW7-2NJ.

8

POLLING DISTRICT

0

HB Buildings of Architectural Interest  
AMI Areas of Metropolitan Importance  
MDO Major Sites with Development Opportunities  
MOL Metropolitan Open Land  
SBA Small Business Area  
PSC Principal Shopping Centre (Core or Non-core)

LSC Local Shopping Centre  
AI Sites of Archeological Importance  
SV Designated View of St. Paul's from Richmond  
SNCI Sites of Nature Conservation Importance  
REG 7 Restricted size and use of Estate Agent Boards  
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
13A					✓				C N						✓

Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line

Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

**ADJOINING OWNERS CONSULTED PP/02/00242    NUMBER SENT OUT 16**

1. File Copy  
1

2. The Occupier,  
16 Pelham Place,  
London,  
SW7 2NH

3. The Occupier,  
1st Floor Office,  
40 Pelham Street,  
London,  
SW7 2NN

4. The Occupier,  
49 Pelham Street,  
London,  
SW7 2NG

5. The Occupier,  
49a Pelham Street,  
London,  
SW7 2NG

6. The Occupier,  
55 Pelham Street,  
London,  
SW7 2NJ

7. The Occupier,  
Basement Flat,  
5 Thurloe Square,  
London,  
SW7 2TA

8. The Occupier,  
Flat 1  
5 Thurloe Square,  
London,  
SW7 2TA

9. The Occupier,  
Flat 3/4  
5 Thurloe Square,  
London,  
SW7 2TA

10. The Occupier,  
Flat 5

10

5 Thurloe Square,  
London,  
SW7 2TA

11. The Occupier,  
Flat 7

5 Thurloe Square,  
London,  
SW7 2TA

12. The Occupier,  
Studio 6

5 Thurloe Square,  
London,  
SW7 2TA

13. The Occupier,  
2nd/3rd Floor Flat,  
6 Thurloe Square,  
London,  
SW7 2TA

14. The Occupier,  
Basement Flat,  
6 Thurloe Square,  
London,  
SW7 2TA

15. The Occupier,  
Grnd/1st Floor Flat,  
6 Thurloe Square,  
London,  
SW7 2TA

16. Mr. R. Ridley & Ms. W. Ridley,  
53 Pelham Street,  
London,  
SW7 2NJ

## APPEALS TIMETABLE

11

### ADMINISTRATION

Initials

Time  
Hours

Cost  
LAWJ

- (1) Notification of appeal to third parties
- (2) Pre Statement Inquiry/hearing
- (3) Preparation of Statement and Documentation
- (4) Notification of appeal decision

### CASE OFFICER

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

- (3) Statement
- (4) Public Inquiry/Local Hearing

#### Policy

Preparation  
Meetings  
Statement if applicable

#### Design

Preparation  
Meetings  
Statement if applicable

#### Transportation

Preparation  
Meetings  
Statement if applicable

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**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---

Paul Archer Design,  
13 Canonbury Place,  
Canonbury,  
London  
N1 2NQ

Switchboard: 020-7937-5464  
Direct Line: 020-7361-2087  
Extension: 2087  
Facsimile: 020-7361-3463

Date: 05 February 2002

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

---

My Ref: DPS/DCSE/PP/02/00242 Your ref:

Please ask for: Mr.B. Coey

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application for Planning Permission at: 51 Pelham Street, London, SW7 2NJ**

**Proposal: Existing 2nd floor roof terrace to be lowered and railings to front facade removed. Existing roof access to be replaced with new mansard roof to rear half of roof terrace, creating new 2nd floor room; replacement of lantern-style rooflight to rear of basement with flat glazed roof below parapet level.**

**Dated: 01/02/2002**

**Complete: 04/02/2002**

**Decision due by: 01/04/2002**

**Fee: None required - re-submission.**

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully

**M.J. FRENCH**

Executive Director, Planning and Conservation

13

**MEMORANDUM**

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/02/00242/BC**

**CODE A1**

**Room No:**

**Date: 06 February 2002**

**DEVELOPMENT AT:**

**51 Pelham Street, London, SW7 2NJ**

**DEVELOPMENT:**

**Existing 2nd floor roof terrace to be lowered and railings to front facade removed.  
Existing roof access to be replaced with new mansard roof to rear half of roof terrace,  
creating new 2nd floor room; replacement of lantern-style rooflight to rear of basement  
with flat glazed roof below parapet level.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990  
(development affecting the character or appearance of a Conservation Area or  
adjoining Conservation Area)

**M.J. French**

**Executive Director, Planning & Conservation**



# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

14

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

File Copy

1 2079/2080

020-7361- 2079/2080

Switchboard: 020-7937-5464  
Extension:  
Direct Line:

Facsimile:

020-7361-3463

My reference:

Your reference:

Please ask Date: 06 February 2002

My Ref: DPS/DCSE/PP/02/00242/BC

Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 51 Pelham Street, London, SW7 2NJ**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

### Proposal for which permission is sought

**Existing 2nd floor roof terrace to be lowered and railings to front facade removed.  
Existing roof access to be replaced with new mansard roof to rear half of roof terrace,  
creating new 2nd floor room; replacement of lantern-style rooflight to rear of  
basement with flat glazed roof below parapet level.**

**Applicant Naeem Ahmad, 51 Pelham Street, London SW7 2NJ**

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***

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THE ROYAL  
BOROUGH OF

# 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  
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. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library,  
108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write  
to the Executive Director of Planning and Conservation at the Town Hall (Dept.  
705) within 21 days of the date of this notice.

## SCHEDULE

Reference: PP/02/00242/BC

Date: 15/02/2002

Front Gate

51 Pelham Street, London, SW7 2NJ

14/2

Existing 2nd floor roof terrace to be lowered and railings to front facade removed. Existing  
roof access to be replaced with new mansard roof to rear half of roof terrace, creating new  
2nd floor room; replacement of lantern-style rooflight to rear of basement with flat glazed  
roof below parapet level.

APPLICANT

Naeem Ahmad,

## REASON FOR DELAY

CASE NO PP 102/242

23  
17

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

In the case of this application, there has been a delay, **beyond 8 weeks**,

of.....

I have been 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!]*

- 1) Delay in arranging initial Site Visit *[a date for this should be fixed up in the first week after you receive the case!]*
- 2) Delays due to internal Consultation *[highlight as many as necessary]*
  - (i) Design – Discussions/initial Obs.
  - (ii) Design – Formal Obs.
  - (iii) Transportation
  - (iv) Policy
  - (v) Environmental Health
  - (vi) Trees
  - (vii) Other
- 3) Further neighbour notification/external consultation necessary *(spread or time period – please specify)*
- 4) Revisions not requested in time  
*Remember – Request all revisions by end of fourth week to stand reasonable chance of renotifying and determining case within 8 weeks !*
- 5) Revisions requested in time, but not received in time
- 6) Revisions received but inadequate – further revisions requested
- 7) Revisions received but reconsultation necessary
- 8) Awaiting Direction from English Heritage/other EH delays...
- 9) Because of the Committee cycle
- 10) Applicant's instruction
- 11) OTHER REASON *Please state*.....

Signed..... (Case Officer)