

**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

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COMMITTEE REPORT

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

20

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/02/00478
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Unit B, First Floor,
97/101, Wilsham
Street, London,
W11 4AU

APPLICATION DATED 05/03/2002

APPLICATION REVISED

APPLICATION COMPLETE 06/03/2002

APPLICANT/AGENT ADDRESS:

Susanna Lumsden,
Unit A,
97-101 Wilsham
Street,
London
W44 4AU

CONS. AREA	N/A	CAPS	No
ARTICLE '4'	No	WARD	DA
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
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

DPI.
Re (21)

To: Chief Administrative Officer (Planning) Date: 16 April 2002
From: The Executive Director, Planning & Conservation Our Ref: PP/02/00478/MIND

Application Date: 05/03/2002 Complete Date: 06/03/2002
Revised Date:

Agent: Susanna Lumsden, Unit A, 97-101 Wilsham Street, London W44 4AU
Address: **Unit B, First Floor, 97/101, Wilsham Street, London, W11 4AU**

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 | Class - Listed building consent for above Classes. |
| Class - shop fronts | Class - Conservation area consent |
| Class - conversion from non s/c dwellings etc | Class - approval of facing materials |
| Class - amendments as required by T.P. Committee | Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a core shopping frontage. |
| Principal | Class - grant permission license or no objection |
| Class - grant or refuse certificates of Lawful development under | Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| Class - Crossover under S.108 of the Highways Act 1980 | |

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

DESCRIPTION OF PROPOSED DEVELOPMENT

conversion
~~Reversion~~ of existing office use on first floor (Unit B) ~~back~~ to C3 residential use i.e. *to provide* forming a single self-contained residential use i.e. forming a single self-contained residential unit. *flat.*

RECOMMENDED DECISION Grant planning permission
RBK&C drawing(s) No. PP/02/00478
Applicant's drawing(s) No.S01, P01, S02 and photograph.

**DELEGATED
APPROVAL
17 APR 2002**

Number of Objections - 0

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the conditions indicated below imposed for the reasons appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

[Signature]
17/4/02

[Signature]
17/4/02

[Signature] 16/4/02

PP/02/00478: 1

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

INFORMATIVES

1. I02

2. I09

3. I21

4. I30

5. I31

6. You are advised that a number of relevant policies of the Unitary Development Plan and proposed alterations thereto were used in the determination of this case, in particular, Policies H2 and H4. (I51)

DELEGATED REPORT

23

Address

97/1a Wulsham Street

Reference PP/02/478

Conservation Area No

Listed Building Yes/No

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys

Side

Front

Garden

Residential Alterations

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)

24

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See record

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *ATP*

Date

Agreed *DT/hsms*
17/4/02

25

DELEGATED REPORT

PP/02/00478

97- 101 WILSHAM STREET

KENSINGTON W11

1.0 PLANNING CONSIDERATIONS.

1.1 The premises are located on the south side of Wilsham Street, approximately fifty metres from its junction with St Ann's Road. The property is a three storey building that comprises a ground floor residential unit a first floor office, and a second floor residential unit. The property is not located within a Conservation Area nor is it a Listed Building.

1.2 The Council granted planning permission that was made personal to the applicant Susanna Lumbsden for the use of the residential unit at first floor as an office in 1996. The decision was made contrary to the Council's Policies and seemed to be mainly because the applicant lived in the ground floor unit.

1.3 The Council has no policies to retain office uses in the area and more importantly the condition requiring the use personal in 1996, advises that the use should revert to residential if Sussana Lumbsden vacated the office use.

1.4 The return to a residential unit is in accord with the Council's Policies regarding housing as contained within the Unitary Development Plan in particular Policies H2 and H4. The return of the unit which measures approximately 62.5 Sq metres is welcomed.

2.0 PUBLIC CONSULTATION

2.1 The Council notified twenty three addresses of the proposal and has to date received no letters relating to it.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/00478 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: AP

Report Approved By: DT/LAWJ *[Signature]*

Date Report Approved: 17/2/02