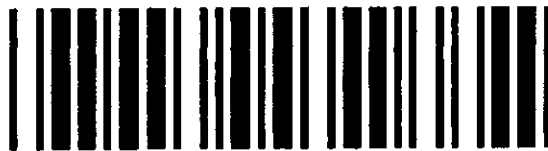
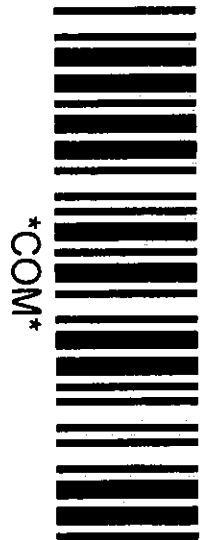


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

COMMITTEE REPORT



COM

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/02/00693
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Hardstanding
adjacent to the
Community Hut,
Sutton Estate,
Sutton Way,
London, W10

APPLICATION DATED 18/03/2002

APPLICATION REVISED

APPLICATION COMPLETE 28/03/2002

APPLICANT/AGENT ADDRESS:

The Galbraith
Partnership,
165-167 Ballards Way,
Croydon,
Surrey,
CR0 5RJ

CONS. AREA N/A CAPS No

ARTICLE '4' No WARD Q

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:

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DR

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: ~~29 April 2002~~ 14/5/02
From: The Executive Director, Planning & Conservation Our Ref: PP/02/00693/MIND

Application Date: 18/03/2002 Complete Date: 28/03/2002
Revised Date:

Agent: The Galbraith Partnership, 165-167 Ballards Way, Croydon, Surrey, CR0 5RJ
Address: **Hardstanding adjacent to the Community Hut, Sutton Estate, Sutton Way, London, W10**

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 or refuse certificates of Lawful development under
- Class - grant permission license or no objection
- Class - Crossover under S.108 of the Highways Act 1980
- Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

DELEGATED APPROVAL
14 MAY 2002

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Provision of temporary storage unit for a limited period of 1 year.

RECOMMENDED DECISION Grant temporary planning permission *for a temporary period*
RBK&C drawing(s) No. PP/02/00693
Applicant's drawing(s) No. SSS_0P1610V01 and un-numbered photographs received on 20/03/2002.

Number of Objections - 0

I hereby determine and grant 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.

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

[Signature]
14/5

[Signature]
13/5/02

[Signature] 10/5/2

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **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)

2. **The storage container hereby permitted shall be retained for a limited period only until 03/05/2003 on or before which date the storage container shall be removed, (the land restored to its former condition) and the use discontinued.**
Reason - The form and appearance of the storage container is out of character with the surrounding area and is permitted for a limited period only because of the special circumstances of the case.

INFORMATIVES

1. I10

2. 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 CD25, CD44, STRAT 5 and TR47 (I51).

DELEGATED REPORT

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Address

Sutton Estate
Sutton Way, W10

Reference PP/02/693

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

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

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Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

see attached

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

JW

Date

Agreed

De Laws
13/5/22

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1.0 PLANNING CONSIDERATIONS

- 1.1 The main considerations in the determination of this application is the effect the proposal has on the character of the immediate area, the effect on the amenities of the nearby residents and the cumulative effect on the townscape of this part of the borough.
- 1.2 The relevant policies are contained within the Unitary Development Plan and the Proposed Modifications dated February 2002. Policies CD25, CD44, Strategic Policy STRAT 5 and TR47 is of particular relevance to this application.
- 1.3 The proposal includes the provision of a temporary storage unit located on the hardstanding next to the Community Hut (for use by the community hut), located adjacent to Firle House, Udimore House and Terling House.
- 1.4 In terms of design, the proposed storage container is not considered the most appropriately designed structure for this area which borders on the Oxford Gardens / St. Quintin Conservation Area. However, given its temporary nature and fairly discrete location being overshadowed by three five storey residential tower buildings, the storage container will not have a significant long term impact on the character of the immediate area or the surrounding Conservation Area.
- 1.5 In terms of the amenities of the overlooking residents, given the size of the container (4.80m x 3.04m) the proposal on balance will not have a significant impact on the level of amenity enjoyed by the adjacent and overlooking residents.
- 1.6 The proposal will not result in a reduction in the levels of parking provision for the area and as such does not conflict with policy TR47. In light of this the Transportation Officer does not raise any objections.

2.0 CONSULTATION

- 2.1 Seventy letters of notification were sent out to properties within Firle House, Udimore House and Terling House and a yellow site notice was displayed outside the site for a period of 21 days.
- 2.2 To date, there have been no letters of objection received in response to this application.

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3.0 RECOMMENDATION

3.1 Grant temporary planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/00693 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: IW
Report Approved By: DT/LAWJ haws
Date Report Approved: 13/5/02