ROYAL BOROUGH OF KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER





PLANNING SERVICES APPLICATION

CONSULTATION SHEET



APPLICANT:

Amdega,
Faverdale Industrial Estate,
Darlington,
Co. Durham,
DL3 0PW

APPLICATION NO: PP/02/00201

APPLICATION DATED: 20/01/2002

DATE ACKNOWLEDGED: 01 February 2002

APPLICATION COMPLETE: 31/01/2002

DATE TO BE DECIDED BY: 28/03/2002

SITE:

5A Lansdowne Road, London, W11 3AL

PROPOSAL: Erection of a single storey timber framed glazed conservatory upon a dwarf wall at rear of building at ground floor level.

ADDRESSES TO BE CONSULTED

1.
2. -1, 3 + 5 (EXCLUDING 5A) LANSDOWNE FOR ROAD
3.
4. -80 LADBROKE ROAD
5.
6. -12 + 14 CLARGNOON ROAD
7.
8. 16, 16½) LANSDOWNE WALK

9. 10, 17 10. 17

12. 18 13.

14. 15.

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



THE ROYAL **BOROUGH OF**





KENSINGTON AND CHELSEA

ANSDOWNE

POLLING DISTRICT

ΗB LSC Local Shopping Centre **Buildings of Architectural Interest AM**i Areas of Metropolitan Importance Αl Sites of Archeological Importance

Designated View of St. Paul's from Richmond MDO Major Sites with Development Opportunities SV

MOL Metropolitan Open Land SNCI Sites of Nature Conservation Importance

SBA REG 7 Restricted size and use of Estate Agent Boards Small Business Area **PSC** Principal Shopping Centre (Core or Non-core)

ART IV Restrictions of Permitted Development Rights

Conservation	НВ	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for	PSC	LSC	Αl	SV	SNCI	REG 7	ART IV
Area			1/74	,				Diplomatic Use	CN						
3			W						<u> </u>	}				/	ν

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 Prposed Proposed Plot Ratio

Complies **Daylighting** Infringes

Spaces Required Car Parking Spaces Proposed

Notes:

Royal Borough of Kensington and Chelsea

, (

GGP Point in Polygon Search Results Corporate Land and Property Gazetteer

Buildings and their Units

Building		12	Clarendon Road	W11 3AB
Building		14	Clarendon Road	W11 3AB
Building		22,882.		W11 3NU
Unit	Lower Flat	80	Ladbroke Road	W11 3NU
Unit	Upper Flat	80	Ladbroke Road	W11 3NU
Building		\$	Lansdowne Hoad	W11 3AL
Unit	Flat A	3	Lansdowne Road	W11 3AL
Unit	Flat B	3	Lansdowne Road	W11 3AL
Unit	Flat C	3	Lansdowne Road	W11 3AL
Unit	Flat D	3	Lansdowne Road	W11 3AL
Unit	Flat E	3	Lansdowne Road	W11 3AL
Unit	Flat F	3	Lansdowne Road	W11 3AL
Unit	Flat G	,3	Lansdowne Road	W11 3AL
Building			Cansoowe Road	W11 3AL
Unit		*	Landowne Road	W11 3AL
Unit	Flat B	5	Lansdowne Road	W11 3AL
Unit	Flat C	5	Lansdowne Road	W11 3AL
Unit	Flat D	5	Lansdowne Road	W11 3AL
Unit	Flat E	5	Lansdowne Road	W11 3AL

Ľnit	Flat F	5	Lansdowne Road	· W11 3AL
Unit	Flat G	5	Lansdowne Road	W11 3AL
Building		· ·	- Adoption Alberta	W11 3AH
Building		16	Lansdowne Walk	W11 3AH
Building	And A Half	16	Lansdowne Walk	W11 3AH
Building		17	Lansdowne Walk	W11 3AH
Building		18	Lansdowne Walk	W11 3AH

Total Number of Buildings and Units Found 26

Royal Borough of Kensington and Chelsea GGP Point in Polygon Search Results Corporate Land and Property Gazetteer Buildings and their Units



Building		4	Buildowie rozzo	W11 3AL
Unit	Basement Flat	1	Lansdowne Road	W11 3AL
Unit	House Excluding Basement	1	Lansdowne Road	W11 3AL

Total Number of Buildings and Units Found 3

(13)

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR PLANNING & CONSERVATION

My Ref: PP/02/00201/IW, CODE A1

Room No:

Date:

04 February 2002

DEVELOPMENT AT:

5A Lansdowne Road, London, W11 3AL

DEVELOPMENT:

Erection of a single storey timber framed glazed conservatory upon a dwarf wall at rear of building at ground floor 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

THE ROYAL BOROUGH OF



File Copy 1 2079/ 2080

020-7361 - 2079/2080

Switchboard:

020-7937-5464

Extension:

Direct Line:

Facsimile:

KENSINGTON AND CHELSEA

020-7361-3463

My reference:

Your reference:

Please ask Date: 04 February 2002

My Ref: DPS/DCN/PP/02/00201/IW

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 5A Lansdowne Road, London, W11 3AL

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

Erection of a single storey timber framed glazed conservatory upon a dwarf wall at rear of building at ground floor level.

Applicant Mrs. Ylvisaker, 5A Lansdowne Road, Holland Park, London W11 3AL

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, <u>cannot</u> 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.

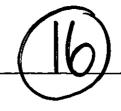
If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

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.



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:



for development of land in or adjacent to a Conservation Area. (a)

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/02/00201/IW

Date: 08/02/2002

Larp Por S

5A Lansdowne Road, London, W11 3AL

Erection of a single storey timber framed glazed conservatory upon a dwarf wall at rear of building at ground floor level.

APPLICANT Mrs. Ylvisaker,



conservatories

summerhouses

Yic

W

Ref: C4479/PL/GTE

AMDEGA LIMITED FAVERDALE DARLINGTON Co. DURHAM DL3 OPW

20th March 2002

TELEPHONE: 01325 468522

Kensington & Chelsea Borough Council FAX: 01325 489209 www.amdega.com

Planning Department

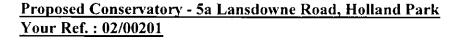
Attn.: Ian Williams

Town Hall

Hornton Street

London **W8 7NX**

Dear Ian,



Please find enclosed six copies of drawing number PC4479-S2 which are to be read in conjunction with the above application. These show the reduction in the projection as requested by yourselves.

Should you require any further information please do not hesitate to contact the undersigned as soon as possible and I look forward to hearing from shortly...

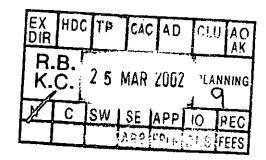
Kind Regards

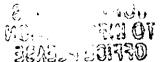
Gareth Elvidge

Planning Co-ordinator

enc.

COPY OF PLANS TO INFORMATION OFFICE PLEASE





Amdega Ltd.



This is a confidential message, intended solely for the person to whom it is addressed. If you receive this message in error, please forward it to the correct person, or mail it back to us. Thank you.



Τo

Kensington & Chelsea Council

Planning Department - Attn Mr I Williams

Fax No.

0207 361 3463

From

Amdega

Date/Time

27/03/02 at 2:26

Subject

Rear Conservatory - 5a Lansdowne Road WII

Your Ref. 02/00201

Pages

I, including this one

lan,

Further to our discussion, please could you process the above application on the original plans submitted, PC4479 and not the amended plans PC4479-S2.

Regards

Gareth Elvidge

Planning Co-ordinator

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

To:

Chief Administrative Officer (Planning)

From:

The Executive Director, Planning & Conservation

Date: 27 March 2002
Our Ref: PP/02/0020

Application Date: 20/01/2002 Complete Date: 31/01/2002 Revised Date:

Agent:

Amdega, Faverdale Industrial Estate, Darlington, Co. Durham, DL3 0PW

Address:

5A Lansdowne Road, London, W11 3AL

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 less of a shop in a

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

Sections 73, 74, 138, 143, 152, 153, 177 &

Class - Crossover under S.108 of the Highways Act 1980

riighways Act 1960

180of the Highways Act

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

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of a single storey timber framed glazed conservatory at rear of building at ground floor level.

RECOMMENDED DECISION Refuse planning permission

RBK&C drawing(s) No. PP/02/00201

Applicant's drawing(s) No.PC4479 and photographs dated 01/02/2002.

Number of Objections - 4

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 reason's stated SAL

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

PP/02/00201: 1

27/3/09

27/3/02

REASONS FOR REFUSAL



1. The proposed conservatory would be of a size and height unsympathetic to the existing building. It would not be in keeping with the style, character, scale, bulk and proportion of the main building and would not preserve or enhance but would harm the rear elevation of the property, the terrace as a whole and the Ladbroke Conservation Area and is therefore contrary to the Council's Policies which seek to maintain and enhance the character and appearance of the Borough as stated in the Council's Unitary Development Plan, in particular, policies CD25, CD42, CD44, CD52, CD53 and STRAT 5.

INFORMATIVES

1. 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, CD42, CD44, CD52, CD53 and Strategic Policy STRAT 5 (I51).

DELEGATED REPORT

PP/02/00201



1.0 THE SITE

- 1.1 The property is located on the west side of Lansdowne Road, north of its junction with Ladbroke Road and south of its junction with Lansdowne Walk.
- 1.2 The property is not listed although is within the Ladbroke Conservation Area.
- 1.3 The property is within a terrace of three numbered 1-5 (odd) within Lansdowne Road. Nos. 3 and 5 are identical properties.

2.0 RELEVANT PLANNING HISTORY

- 2.1 Planning permission was granted on 21st June 1960 for the erection of a lean-to shed to be used for storage purposes at the side of the property.
- 2.2 Planning permission was granted on 22nd January 1987 for the conversion of properties no. 3 & 5, into 14 self contained flats, together with associated rear extensions, roof alterations, elevational alterations and a linking extension between the two.

3.0 THE PROPOSAL

3.1 Planning permission is sought for the erection of a single storey timber framed glazed conservatory at ground floor level at the rear of the property. The proposed conservatory is 3.6 metres in height, 4.0 metres in width and 2.70 metres in depth.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration in the determination of this application is the effect the proposal has on the character of the property, the effect on the adjoining terrace and the cumulative effect on the Ladbroke Conservation Area. Also for consideration is the effect of the proposal on the current level of amenity enjoyed by the surrounding residents.
- 4.2 The relevant policies are contained within the Unitary Development Plan and the Proposed Modifications dated February 2002. Policies CD25, CD42, CD44, CD52, CD53 and Strategic Policy STRAT 5 are of particular importance to this application.
- 4.3 The rear elevations of nos.3 & 5 are identical. The properties have already been significantly altered in the past, as detailed in the planning history and these alterations are mirrored at both.
- 4.4 The proposed conservatory is considered to be an over dominant structure, of a considerable width and height in relation to the rear elevation and is of a size and design which is unsympathetic to the main building. As such, the proposal is considered to conflict with policy CD42.

PP/02/00201: 3



- 4.5 The council accepts that within this terrace conservatories and rear extensions, if appropriately located, can be acceptable garden additions and features. In this instance the proposal extends rearward beyond the building line and as such is considered to be insensitive to and incompatible with the scale, height, bulk and character of the main building, the adjoining property or the terrace as a whole and as such, conflicts with CD25.
- Given the height of the proposal above the raised ground floor window the 4.6 conservatory is not in keeping with the style of the original building and does not preserve or enhance the rear elevation. The proposal is considered to be an over dominant, alien feature which is uncharacteristic to the property, the terrace as a whole and the Ladbroke Conservation Area of which this property forms a part. As such, this proposal is considered to conflict with CD44, CD52, CD53 and Strategic Policy STRAT 5.

CONSULTATION 5.0

- 5.1 Twenty three letters of notification were sent out to properties within Lansdowne Road, Ladbroke Road, Clarendon Road and Lansdowne Walk W11 and a yellow site notice was displayed outside the property for a period of 21 days.
- To date there have been four letters of objection to this proposal. The 5.2 objections are on the grounds that the proposal is inappropriate to the building and would damage the appearance, uniformity and symmetry of properties 3 & 5, the proposal is of a height which would obscure the view from the windows at raised ground floor level.

These objections have been addressed in the body of this report.

6.0 **RECOMMENDATION**

6.1 Refuse Planning Permission.

M.J. FRENCH EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/00201 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: Report Approved By: **Date Report Approved:**

27/3/02 ΉT/λAWJ

PP/02/00201: 4

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~ \ .	Site:	Ja, La	nsdame	Rd.		File referen	ice:
3	Subject:	·		<u> </u>		<u>.</u>	
	R.B.K.& C P	Planning Service	es			Site □	Office
	NOTE	S OF N	REETIN	<u>G</u>		Date:	
Names of persons attending:	Officers $I_{\mathcal{W}}.$		Appli	cant/Agent/Re	esident	23	
Matters discussed:	· Dues	ation Ar	an curpor	dbroke'. but rear between N	elvation (°3 + N	on wh	ent fred
	Ste Visi Enploy Carge The E 2. This is the ony	an it is coneval mad o a Sign gnal pro	and on bory 8t reduced refreak	not be a hadd be in dept reduction	proposal reduced reduce the top to	in 530 cm	he gl

Signatures:

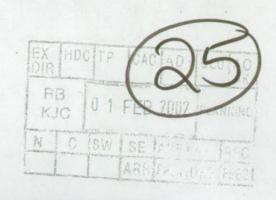
REASON FOR DELAY

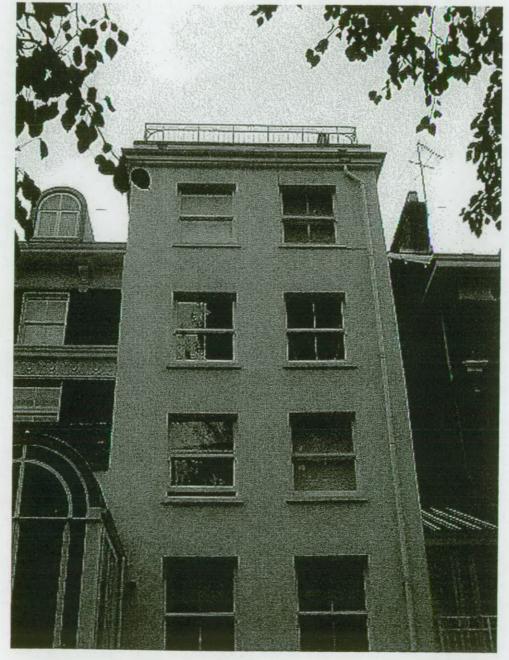


CASE NO <u>PP / 02 / 201</u>

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.

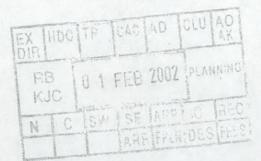
In the	e case of this application, there has been a	delay	, beyond 8 weeks,
of			••
I hav	we been unable to ensure that this case of d for the following reason(s) [highlight -	has be - <i>there</i>	en determined within the 8 week may be more than one reason!]
1)	Delay in arranging initial Site Visit [a c first week after you receive the case!]	late fo	r this should be fixed up in the
2)	Delays due to internal Consultation [highlight as many as necessary]	(i) (ii) (iii) (iv) (v) (vi) (vii)	Design – Discussions/initial Obs. Design – Formal Obs. Transportation Policy Environmental Health Trees Other
3)	Further neighbour notification/external period – please specify)	consul	tation necessary (spread or time
4)	Revisions not requested in time Remember – Request all revisions by en chance of renotifying and determining of	d of <u>fo</u> case w	o <u>urth week</u> to stand reasonable ithin 8 weeks!
5)	Revisions requested in time, but not rec	eived:	in time
6)	Revisions received but inadequate - fur	ther re	visions requested
7)	Revisions received but reconsultation n	ecessa	ry
8)	Awaiting Direction from English Herita	ge/oth	ner EH delays
9)	Because of the Committee cycle		
10)	Applicant's instruction		
11)	OTHER REASON Please state]		
Sign	ed(Case	Offic	er)





YLVISAULA WII

DELEGATED
2 8 MAR 2002
REFUSAL







YLVISAVLAL WII

2 8 MAR 2002



EX HOC	TTP	TGAC	AO T	GLU AO AK
FIB KIG	0 1	FEB	2002	PLANNING
NIG	CA	TAR	FREN	DES FEES



YLVISAULL WIL









YLVISAVUR WII

2 8 MAR 2002 REFUSAL







YLVISAKGAR WII

