

**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

APPEAL

APPE



APPE



APPEALS TIMETABLE

(40)

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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PROPERTY CONSULTANTS
www.carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate HG1 1JX Telephone 01423 523423 Facsimile 01423 521373

3 September 2002

Direct Dial: 01423 707820
Secretary: 01423 707822
Our Reference: FMC/KH/M27/24
Your Reference:

The Owner/Occupier
Lansdowne Road
Holland Park
London
W11 3A1

Dear Sir or Madam,

PLANNING APPEAL: 5A LANSDOWNE ROAD, LONDON

I am writing to inform you that an appeal has been lodged against the Royal Borough of Kensington and Chelsea Council's decision to refuse planning permission for the erection of a single storey timber framed glazed conservatory at 5A Lansdowne Road.

A copy of the appeal has been sent to the Local Planning Authority should you wish to view it.

Yours sincerely

FIONA M COUTTIE MRTPI
fiona.couttie@carterjonas.co.uk

cc: See attached list

Residential Rural Commercial Minerals Planning & Development Building Consultancy
London Cambridge Harrogate Huddersfield Kendal Leeds Marlborough North Wales Oxford Peterborough Shrewsbury Worcester York

A list of partners is available at the above address



(42)

NEIGHBOUR NOTIFICATION FOR PROPOSED CONSERVATORY

5A LANSDOWNE ROAD, HOLLAND PARK, W11 3AL

<u>OWNER'S NAME</u>	<u>ADDRESS NOTICE SERVED</u>	<u>DATE NOTICE SERVED</u>
Mr J Datnow	5b Lansdowne Road	30 January 2002
Mr M Latham	5c Lansdowne Road	30 January 2002
Mr & Mrs Pegum	5d Lansdowne Road	30 January 2002
Mr E Datnow	5e Lansdowne Road	30 January 2002
Mr Uriate	5f Lansdowne Road	30 January 2002
Mr Ullivari	5g Lansdowne Road	30 January 2002
Sir Brian & Lady Shaw	3a Lansdowne Road	30 January 2002
Mrs J Goessens	3b Lansdowne Road	30 January 2002
Mrs K Thirkell	3c Lansdowne Road	30 January 2002
Lord Sainsbury	3d Lansdowne Road	30 January 2002
Mrs K Fleming	3e Lansdowne Road	30 January 2002
Mrs J Young	3f Lansdowne Road	30 January 2002
Dr & Mrs Leong	3g Lansdowne Road	30 January 2002



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Regent House, 13-15 Albert Street, Harrogate HG1 1JX Telephone 01423 523423 Facsimile 01423 521373

3 September 2002

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

Direct Dial: 01423 707820
Secretary: 01423 707822
Our Reference: FMC/KH/M27/24
Your Reference: PP/02/00201/CHSE/

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Dear Sir or Madam,

PLANNING APPEAL: 5A LANSDOWNE ROAD, LONDON

Please find enclosed a copy of a planning appeal against the refusal of the Royal Borough of Kensington & Chelsea Council to grant planning permission for a conservatory at the above address. A copy of this appeal has been sent today to the Planning Inspectorate.

Yours sincerely

FIONA M COUTTIE MRTPI
fiona.couttie@carterjonas.co.uk

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.		5		SEP 2002		PLANNING
K.C.						
N	C	SW	SE	APP	IO	REC
ST		ARB		FPLN	DES	FEES

Residential Rural Commercial Minerals Planning & Development Building Consultancy

London Cambridge Harrogate Huddersfield Kendal Leeds Marlborough North Wales Oxford Peterborough Shrewsbury Worcester York

A list of partners is available at the above address



The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only

Date received

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PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our diversity helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MRS YLWISAKER

Address 5A LANSDOWNE ROAD Daytime phone no _____

HOLLAND PARK, LONDON Fax no _____

Postcode W11 3AL E-mail address _____

B. AGENT DETAILS (if any)

Name CARTER JONAS

Address REGENT HOUSE Your reference _____

13-15 ALBERT STREET Daytime phone no 01423 523423

HARROGATE Fax no 01423 521373

Postcode HG1 1JX E-mail address Fiona.cuttie@carternjones.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA ROYAL BOROUGHS OF KENSINGTON & CHELSEA LPA's application reference no PP/02/00201/CASE/

Date of the planning application 20.01.02 Date of LPA's decision notice (if issued) 28.03.02

D. APPEAL SITE ADDRESS

Address SA LANSDOWNE ROAD
LONDON

45

Postcode W11 3AL

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

ERECTION OF A SINGLE STOREY TIMBER FRAMED GLAZED
CONSERVATORY UPON A DWARF WALL

Size of the whole appeal site (in hectares)

Area of floor space of proposed development (in square metres)

N/A

13.07m²

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

Please tick **one** box only



1. Refuse planning permission for the development described in Section E. ☒
 2. Grant planning permission for the development subject to conditions to which you object. ☐
 3. Refuse approval of details required by a previous outline planning permission. ☐
 4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
 5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐
- or**
6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

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Please tick **one** box only

1. WRITTEN REPRESENTATIONS

☒

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING

☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY

☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

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PLEASE REFER TO ATTACHED REPORT

H. GROUNDS OF APPEAL (continued)

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I. APPEAL SITE OWNERSHIP DETAILS

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We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. **YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.** Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: Please tick ~~one~~ box only ✓

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* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B

I certify that the appellant (or the agent) 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* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
PLEASE SEE ATTACHED SHEET		

CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding;

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) 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 listed below:

Tenant's name	Address at which the notice was served	Date the notice was served
N	A	

J. ESSENTIAL SUPPORTING DOCUMENTS

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The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **planning application** sent to the LPA. ☒
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☒
3. A copy of the **LPA's decision notice** (if issued). ☒
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☒
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☒
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☒

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. ☐
Please number them clearly and list the numbers here:

8. Any relevant **correspondence** with the LPA. ☐
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
 - (a) the relevant outline application; ☐
 - (b) all plans sent at outline application stage; ☐
 - (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not, your appeal will not normally be accepted).
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature F.M. Couttie of Carter Jonas.

(on behalf of) MRS YLVISAKER

Name (in capitals) F.M. COUTTIE OF CARTER JONAS

Date 3 SEPTEMBER 2002

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

We do not currently accept
appeals by e-mail or fax.

- **1 COPY to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for us receiving further information or representations.

YOU MUST KEEP TO THE TIMETABLE

Any late representations are received late & may not be considered. The decision notice will be sent back to you.

- 4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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Norwich NR3 1BQ



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

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

Your Ref: PP/02/00201/CHSE/
Our Ref: APP/K5600/A/02/1098465
Date: 5 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS YLVISAKER
SITE AT 5A LANSDOWNE RD, LONDON, LONDON, W11 3AL

EX	HDC	TP	CAC	AD	CLU	AO
DIP						AK
R.B.		09 SEP 2002				PLANNING
K.C.						
N	C	SW	SE	APP	IO	REC
				ARB	FPLN	DES
						FEES

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I have received an appeal form and accompanying documents for this site. I am the case officer. 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 appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. 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 with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

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Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000*. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. 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.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure 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. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

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, you must submit a completed, signed and dated copy **before** the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

J. Rice

pp Mr Dave Shorland

102(BPR)

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APPEAL

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TO: DT

FROM: RAG

DATE RECEIVED: 5-9-02

EXTN: 2081

APPEAL

CASE OFFICER: IW

APPEAL

ADMIN OFFICER: JR.

OUR REF: PP/02/201

DTLR REF: A/02/1098465

ADDRESS: 5A LANSDowne ROAD
W11

REASON FOR APPEAL: REP.

THE APPEAL WILL BE DETERMINED BY WAY OF:

WRITTEN

REPRESENTATIONS



INFORMAL

HEARING



PUBLIC

INQUIRY



START DATE OF APPEAL: 5th September.

3RD PARTY LETTERS DUE: 19/9/02 SENT: 18/9/02

QUESTIONNAIRE DUE: 19/9/02 SENT: 18/9/02

WRITTEN REPS STAT DUE: 17/10/02 SENT: _____

INFORMAL HEARING STAT DUE: _____ SENT: _____

PUBLIC INQUIRY RULE 6/8 DUE: _____ SENT: _____

PROOF EXCHANGE DUE: _____ SENT: _____

APPEAL WITHDRAWN LETTER
DATED 18/10/02.

NEW APPEAL

DATE: 5-9-02

TO: DEREK TAYLOR

/ PAUL KELSEY

JOHN THORNE

/ BRUCE COEY

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

5A LANSLOWNE ROAD, W11

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

IW

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

APPEAL NOTIFICATIONS

Re: 5A LANSDOWNE ROAD, W11

(57)

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. Cllr David Lindsay - 26, Arundale Park Gdns, W11 4PR.
2. Cllr Ernest P. Tomlin. - 43, Wallingford Avenue, W10 6PZ.
3. Cllr Richard Walker-Arnott, DL. - 27, Fenstock Road, W10 6LU.

☒

KENSINGTON SOCIETY (Ms Susie Symes, 19 Denbigh Terrace,
London W11 2QJ)

☐

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

Jh.

X 29

18/9.

☐

STATUTORY BODIES ORIGINALLY NOTIFIED

☐

ENGLISH HERITAGE

☐

OTHERS:.....

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**

Carter Jonas
Regent House
13-15 Albert Street
Harrogate
HG1 1JX

Switchboard: 020-7937-5464
Direct Line: 020-7361- 2734
Extension: 2734
Facsimile: 020-7361-3463

Date: 18 September 2002

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

ODPM's Reference: App/K5600/A/02/1098465 Please ask for: Mr.I. Williams

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Appeal relating to: 5A Lansdowne Road, London, W11 3AL

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.

NOTICE OF A PLANNING APPEAL

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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.

Property

5A Lansdowne Road, London, W11 3AL

Proposal

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

Plans and drawings are/are not available for inspection.

(If plans are available, these may be seen in the Planning Information Office between the hours of 9.15 a.m and 4.30 p.m Mondays to Thursdays and between 9.15 a.m and 4.00 p.m on Fridays)

PLANNING AND CONSERVATION

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**THE ROYAL
BOROUGH OF**

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,
Temple Quay House,
2 The Square, Temple Quay,
Bristol, BS1 6PN

Switchboard: 020-7937-5464

Direct Line: 020-7361-2081

Extension: 2081

Facsimilie: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 18 September 2002

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

ODPM's Reference: App/K5600/A/02/1098465

Please ask for: Rebecca Gill

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Appeal relating to: 5A Lansdowne Road, London, W11 3AL

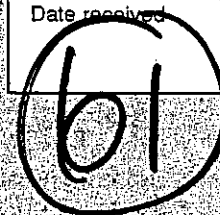
With reference to the appeal on the above premises, I return the completed questionnaire, together with supporting documents. In the event of this appeal proceeding by way of a local Inquiry the Inspector should be advised that Committee Rooms in the Town Hall must be vacated at 5.00 p.m. unless prior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



QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

OUR REF: PP/02/201

APPEAL REF: APP/K5600/A/02/1098465

GRID REF:

APPEAL BY: MRS YLVISAKER

SITE: SA LANSLOWNE ROAD, W11

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from 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'.

1. Do you agree to the written representations procedure?

YES/NO

OR Do you wish to be heard by an Inspector at: a. a local inquiry?
or b. a hearing?

YES/NO

YES/NO

2. If the written procedure is agreed, could the Inspector make an unaccompanied site visit?

YES/NO

(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)

3. Does the appeal relate to an application for approval of reserved matters?

YES/NO

4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?

YES/NO/NA

5. Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?

YES/NO

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

Please specify which

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YES / ☒ NO

7. 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

8. 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

9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)

☒ YES / NO

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

YES / ☒ NO

11.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 11a 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 Q13.)

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

YES / ☒ NO

13.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~~

14.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

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

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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.

YES ☒ NO

Sch 1 ☒ Sch 2 col 1

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?

YES ☒ NO

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

YES ☒ 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;

Number of Documents Enclosed

N/A

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 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;

1

g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

4

h. Details of any other applications or matters you are currently considering relating to the same site;

✓

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 UDP CHAPTERS 1-4 ADOPTED MAY 2002

✓

j. Any supplementary planning guidance, together with its status, that you consider necessary. EXTRACT FROM CONS. AREA PROPOSAL STATEMENT

✓

k. Any other relevant information or correspondence you consider we should be aware of.

NOT CONSIDERED IF APPROPRIATE YET.



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16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?

Notif. letter dated →

17.10.02
18.9.02

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

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i) representations received from interested parties about the original application

ii) the planning officer's report to ~~committee~~ **DELEGATED** *members panel*

iii) any relevant committee minute

Number of Documents Enclosed

N/A

4

✓

✓

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?
If NO, please send 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 our Inspector to note at the site visit.

18. 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: *[Signature]* on behalf of RBRIC Council

Date sent to us and the appellant 18th September 2002

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

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2-16 Colgate
Norwich NR3 1BQ

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

Direct Line: 020-7361-2734

Extension: 2734

Facsimilie:

Switchboard: 020-7937-5464

020-7361-3463

Date: 18 September 2002

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

ODPM's Reference: App/K5600/A/02/1098465

Please ask for: Mr.I. Williams

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Notice of a Planning Appeal relating to: 5A Lansdowne Road, London, W11 3AL

A Planning Appeal has been made by Mrs. Ylvisaker, to the Planning Inspectorate in respect of the above property. This appeal is against the Council's decision to refuse planning permission for: Erection of a single storey timber framed glazed conservatory at rear of building at ground floor level.. This appeal will proceed by way of **WRITTEN REPRESENTATIONS**. Any representations you wish to make should be sent to:

The Planning Inspectorate, Room 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Please send 3 copies and quote the ODPM's reference given above. **The Inspectorate must receive your representations by 17/10/02 for them to be taken into account.** (Representations made in respect of the planning application have already been copied to the Inspectorate, and these will be considered when determining the appeal unless they are withdrawn before 17/10/02). 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.

I attach a copy of the Council's reasons for refusal and the Appellant's grounds of appeal. The Appellant's and Council's written statements may be inspected in the Planning Information Office after 17/10/02 **(please telephone ahead in order to ensure that these are available)**. 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

CARTER JONAS

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PLANNING APPEAL
5A LANSDOWNE ROAD, LONDON, W11 3AL
ON BEHALF OF MRS YLVISAKER
LPA REF: PP/02/00201/CHSE/

Carter Jonas
Regent House
13-15 Albert Street
Harrogate
HG1 1JX
Tel: 01423 523423

September 2002

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Appendices

Appendix A:	Copy of the Appeal Application
Appendix B:	Copy of the Amended Scheme
Appendix C:	Copy of the Decision Notice
Appendix D:	Copy of the Relevant UDP Policies
Appendix E:	Copy of Photographs of the Site
Appendix F:	Amdega Brochure

1.0 INTRODUCTION

The Site

- 1.1 The Appeal property is a five storey dwelling situated at the end of a row of four similar properties. They are located on Lansdowne Road, a short street linking Ladbroke Road and Lansdowne Walk. The surrounding properties are of a similar form and height, although the detailed design and plot size varies considerably.
- 1.2 The house is of brick construction under a tiled roof. It is converted to seven flats. The appeal relates number 5A which is a ground floor flat.
- 1.3 The property has a two-storey outshoot at the rear with curved roof. This encloses, and opens out onto, one side of a paved terrace adjoining the appeal property. The terrace is enclosed on the south side by a small trellis fence leaving the west side open to the communal garden. The ground floor flat has a further two doors opening onto the terrace from the main building which is used solely by the appeal flat.

++

Planning History

- 1.4 On 20 January 2002 Amdega submitted a full planning application on behalf of the owner to erect a single storey rear conservatory. A copy of which is attached as Appendix A. The conservatory would be constructed in red cedar wood on a brick base wall. All the woodwork was to be painted in a suitable colour as agreed with the Local Planning Authority. The structure would project 3.048 metres from the back of the existing dwelling with a width of 4.287 metres and would cover the full area of the paved terrace. The conservatory would be glazed on two sides with a hipped glazed roof.
- 1.5 The application was refused by The Royal Borough of Kensington and Chelsea on 28 March 2002 for the following reason:

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.

- 1.6 An amended design was then submitted to the Council for discussion however the Council still advised that the recommendation would be refusal should this be submitted for planning approval. A copy of this amended scheme is attached as Appendix B for information. The scheme reduced the depth of the conservatory to 1.5 metres and the height to 2.933 metres. The appeal is for the original scheme.
- 1.7 A copy of the decision notice is attached at Appendix C.
- 1.8 It is our view that the original scheme is appropriate in design and form for this position. We strongly disagree with the Council's contentions that it would be harmful to the character and appearance of the building, the terrace or the area.
- 1.9 We consider the proposal does not harm any material interest and is in accordance with the Development Plan policies. We consider the Council's reasoning is fundamentally flawed and consequently we appeal this decision.
- 2.0 **PLANNING POLICY**
- 2.1 Section 54A of the Town and Country Planning Act 1990 requires that where a development plan contains relevant policies, applications for development which are in accordance with the plan shall be allowed unless material considerations indicate otherwise. Those deciding Applications or Appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance. The weight to be attached to policies in the plan depends on the stage of plan preparation or review and guidance on this is set out in paragraph 48 to PPG1.
- 2.2 In the context of this Appeal this guidance is important. The application was refused on the basis of policies CD25, CD42, CD44, CD52, CD53 and STRAT 4 of the adopted Kensington and Chelsea Unitary Development Plan. We examine the status of the UDP and the weight we consider the Inspector should accord them. We question the Council's contention that the development is contrary to this policy. We consider the scheme does not cause harm to any material interest.
- 2.3 The Courts are arbiters of what constitutes a material consideration or material interest of acknowledged importance. Over the years these have been clarified. All the fundamentals such as the external appearance of buildings and the impact on the neighbourhood are included. We set out in this report what we consider to be the material interests or the main issues of the case. The question of whether the development causes demonstrable harm to those interests is a matter of judgement and interpretation. In this case we consider the Council's reasoning to be fundamentally flawed because the development,

in our judgement, causes insufficient harm to any material interest to warrant refusal.

- 2.4 The original Kensington and Chelsea UDP was statutorily adopted in August 1995. The Council have conducted a review and Proposed Modifications have recently been published and adopted in May this year (2002). For the purposes of this appeal the recently adopted version is the most relevant and its policies should carry considerable weight.

- 2.5 Copies of policies CD25, CD42, CD44, CD52, CD53 and STRAT 5 from the recently adopted version are provided at Appendix D.

3.0 ASSESSMENT

- 3.1 The Council refused this application on 28 March 2002 for the reason set out on the decision notice. We consider the main issue in determining this appeal is whether the proposed extension would adversely affect the appearance and character of the building itself, the terrace and the locality such that it would be contrary to policies CD25, CD42, CD44, CD52, CD53 and STRAT 5.

- 3.2 The Council raise no concerns over any reduction to amenity.

Impact on the Character and Appearance of the Building

- 3.3 As can be seen from the photographs of the site, attached as Appendix E, the building has a small paved area to the rear. This is enclosed by the appeal property, by a two-storey rear outshoot, a trellis fence and the rear of the dwelling.

- 3.4 The conservatory proposed is at the rear of the property. It cannot be seen from the street scene at all. The character of the conservation area is derived, in our view, from the elegant frontages of the properties and the pleasant street scene created.

- 3.5 The appeal building is a substantial five storey property. By design, it was a detached home but is now physically linked to number three. This link comprises a ground floor flat roofed element with open stairs and a balcony upon which sits a modern glazed conservatory. This is widely visible from the street but has not been deemed unsuitable by the Council.

- 3.6 The rear elevation to the property (and others in the vicinity) is not uniform but comprises various elements. The overall appearance is one of a mixture of architectural elements, features and alterations which together form an interesting rear elevation.

- 3.7 The conservatory proposed would add another feature, albeit a small one, to this busy elevation. The design of the conservatory does reflect the existing architectural elements in terms of scale, proportion and window design. As such it does not detract from the back of the property.
- 3.8 Furthermore, this rear elevation is essentially a private one, unseen by the general public. It does not contribute significantly to the street scene or the character of the area.
- 3.9 The proposal is not contrary to any of the criteria contained in policies CD25, CD42 or CD44 of the UDP as outlined below.

CD25 – This policy concerns standards of design in the Borough. It aims 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”*.

The extension is sympathetic to the main dwelling and the surrounding dwellings in terms of its scale and height. It is a small single storey extension, subordinate to the main dwelling. The design of the conservatory reflects the existing and is therefore in character of the existing building. It is of appropriate materials which will be adapted to match the existing as necessary.

CD42 – This policy concerns conservatories. The proposed conservatory is not contrary to any of the criteria contained in this policy as outlined below:

- a) It is not located at roof level
- b) It is not located significantly above ground level
- c) It does not cover the whole width of the property
- d) It is not located on a corner site

We therefore consider this policy should not have been used in the reasons for refusal and challenge the Council to justify why it is relevant. The policy does not require a subjective judgement but has four very clear criteria which do not apply in this case.

CD44 – This policy concerns other alterations to dwellings and will permit alterations *“only where the external appearance of buildings or the surrounding area would not be harmed”*.

We consider that the conservatory would not harm the external appearance and character of the property or the adjacent properties. It does not cause harm to the street scene as it will be barely visible from any rear view.

We therefore consider the proposal is not contrary to any of the policy criteria nor does it harm the character of the existing building in any way.

Impact on the Character and Appearance of the Terrace

- 3.10 This is a terrace of only four dwellings whose rear elevation is characterised by a variety of form and design rather than uniformity. In our view it is the quality of the various elements which creates the attractive environment. Resisting any change that is different is not the appropriate way to preserve or enhance character. It is the appearance and quality of the proposal which is important.
- 3.11 Amdega have an excellent heritage when it comes to designing conservatories. These are not standard, off-the-peg designs. Each conservatory is individually designed and crafted to suit the building and its setting. Evidence of the quality and character of Amdega conservatories is provided in their brochure at Appendix F. These have been provided on many outstanding listed buildings in other authority areas.
- 3.12 It is not the Council's role to prevent any change to buildings but to ensure that development proposals do not result in harm to material interests or result in gradual erosion to the character of the area.
- 3.13 The conservatory is not contrary to any of the criteria contained in policies CD52, CD53 or STRAT 5 of the UDP as follows.

Policies CD52 and CD53 concern development in conservation areas.

CD52 - This policy aims "*to ensure that any development in a conservation area preserves and enhances the character or appearance of the area*".

We strongly contest the Council's view that this conservatory would harm the character or the appearance of the terrace or the conservation area. We consider the proposal will visually improve this terrace. It will be an attractive and high quality development, barely visible from any public viewpoint. Consequently, we consider the Council's reasoning to be flawed.

CD53 - This policy aims to ensure "*that all development in conservation areas is to a high standard of design and is compatible with...surrounding development*". We consider that the proposal is not contrary to any of the criteria contained within this policy as outlined below.

- a) The design has been tailored to respect the character, scale and pattern of the surrounding buildings.
- b) The conservatory is not out of proportion with the existing bulk and height of the buildings. The properties are large five-storey dwellings and the conservatory only reaches the height of the first storey.
- c) The conservatory respects the proportion and rhythm of the dwellings, with detailing of the windows designed to match the existing outshoots.

- d) The extension is single storey and will not harm the roofscape of surrounding development.
- e) The materials are to match the existing development as necessary.
- f) The extension would have no harmful effect on the landscaping and boundaries of the original dwelling or the surrounding houses.

3.14 **STRAT 5** - This policy seeks "*to ensure that all development preserves and enhances the residential character of the Royal Borough*". We strongly contest the Council's view that this simple single storey extension will harm the appearance of the Royal Borough, as explained in the reasons above.

4.0 CONCLUSIONS

- 4.1 We believe we have demonstrated substantial flaws in the Council's reasons for refusal. We consider the proposed conservatory is an acceptable form of development on this rear elevation. There will be no demonstrable harm to the character of the area or to the property.
- 4.2 The extension is a simple design and blends in very easily with the existing building.
- 4.3 There will be no adverse effect on the amenity. The Council raise no concerns on these grounds.
- 4.4 The UDP policies aim to encourage high standards of design and to minimise the harmful effects of developments. However, the Council have not objectively assessed this proposal. They have looked at it, and rigidly applied a policy which was designed to allow some flexibility.
- 4.5 We consider the conservatory will be an attractive and simple feature on this rear elevation.
- 4.6 The overall effect will be a tidy simple extension with minimal visual impact.
- 4.7 In conclusion the proposal is fully in accordance with the development plan policies and causes no harm to any interests of acknowledged importance. There is insufficient harm to warrant refusal and the Inspector is respectfully requested to allow this Appeal.

F M COUTTIE MRTPI

CARTER JONAS

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APPENDIX A

COPY OF THE APPEAL APPLICATION

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FORM TP1

TOWN & COUNTRY PLANNING ACT 1990 APPLICATION FOR PLANNING PERMISSION

4 COPIES OF THIS FORM AND 4 COPIES OF ALL DRAWINGS MUST BE SUBMITTED WITH EACH APPLICATION

For Official Use Only. Site Ref. No:/..... Register No:/.....

PLEASE READ THE GENERAL NOTES BEFORE FILLING IN THE FORM

PART ONE	To be completed by or on behalf of all applicants as far as applicable.	
	FEE (where applicable)	£ 95.00

1. APPLICANT (in block capitals)

Name MRS YLWISAKGE
Address 5A LANSLOWNE ROAD
ROUAND PARK LONDON

Post Code W11 3AL
Tel. No: 0207 727 1589

AGENT (if any) to whom all correspondence will be sent

Name ANDREA
Address FAVEEDAE
DARLINGTON

Post Code CO. DULHAM Post Code DL3 0PW
Tel. No: 01325 468522 Ref: C4479

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location of the land to which this application relates

5A LANSLOWNE ROAD, HOLLAND PARK,
LONDON, W11 3AL

(b) Site area

2068m²

hectares

(c) Give details of proposal indicating the purpose for which land/buildings are to be used and including any change(s) of use.

ERECTOR OF A SINGLE STOREY
TIMBER FRAMED GLAZED CONSERVATORY
UPON A DWARF WALL

(d) State whether applicant owns or controls any adjoining land and if so, give its location.

NO

(e) State whether the proposal involves:-

(i) New building(s) or extension(s) to existing building(s)

State Yes or No

☒ YES

If "Yes" state gross floor area of proposed building(s).

13

m²

(ii) Alterations.....

☐ NO

(iii) Change of use.....

☐ NO

(iv) Construction of new access to a highway } vehicular.....
pedestrian

☐ NO
☐ NO

(v) Alteration of an existing access to } vehicular.....
pedestrian

☐ NO
☐ NO

If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.

N/A

If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).

3. PARTICULARS OF APPLICATION

State whether this application is for:-

State Yes or No

(i) Outline planning permission

NO

(ii) Full planning permission

YES

(iii) Retention of buildings or works/continued use of land undertaken in accordance with a limited period planning permission.

NO

(iv) Retention of buildings or works/continued use of land undertaken without planning permission.

NO

If Yes Indicate which of the following are to be determined at this stage.

- | | | | |
|----------------|--------|------------------------|--------|
| 1. siting | Yes/No | 4. external appearance | Yes/No |
| 2. design | Yes/No | 5. means of access | Yes/No |
| 3. landscaping | Yes/No | | |

If Yes state the date and number of previous permission and identify the particular condition.

Date Number

The condition:-

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4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:-

(i) Present use of building(s) / land

Domestic Dwelling

(ii) If vacant the last previous use and period of use with relevant dates.

5. LIST OF ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC which form part of this application. (Give all plans a number and include a site location plan, showing the application site edged in red and other land in the ownership or control of the applicant edged in blue)

P4479, Block + location Plans.

6. ADDITIONAL INFORMATION

State Yes or No

(a) Is the application for non-residential development

NO

If Yes complete **PART THREE** of this form (See **PART THREE** for exemptions)

(b) Does the application include the winning and working of minerals

NO

If Yes complete **PART FOUR** of this form

(c) (i) Do any trees exist on, or close to, the site

NO

If Yes give details of the trees (tree survey) on plan

(ii) Does the proposed development involve the felling of any trees

NO

If Yes state numbers and indicate precise position on plan.

(d) (i) How will surface water be disposed of?

SOMEHOW

(ii) How will foul sewage be dealt with?

N/A

(e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:

(i) Walls

N/A

(ii) Roof

TIMBER FRAMED CLAZED UNITS

(iii) Means of enclosure

N/A

(f) Will the development affect a public right of way? YES / NO

I/We hereby apply for (strike out whichever is inapplicable)

OR (a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

(b) ~~planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

Signed Paul Eldey on behalf of MRS ELVISACE Date 20/1/02

AN APPROPRIATE CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land on the date 21 days before the date of this application, complete Certificate A below.

If otherwise see **PART TWO** of this form.

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A UNDER ARTICLE 7 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

I CERTIFY THAT:

(i) On the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

(ii) None of the land to which the application relates is, or is part of, an agricultural holding.

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995

Certificate Under Article 7

(Please complete both Part 1 and Part 2)

CERTIFICATE B

(see note (a))

Part 1

I certify that :

I have/The applicant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner (see note (b)) of any part of land to which the application relates, as listed below.

Owner's name
(See Note b)

Address at which notice
was served

Date on which notice
was served

SEE ATTACHED SHEET

Part 2

Agricultural Holdings Certificate (see note (c))

Whichever is appropriate of the following alternatives must form part of the Certificate.
Only 1 of the alternatives must be deleted.

- * None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- * ~~I have/The applicant 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 application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

~~Tenant's name~~

~~Address at which notice
was served~~

~~Date on which notice
was served~~

Signed: *Edward Elby*

- * delete where inappropriate

* On behalf of: *MRS YLWAKER*

Date: *30 JAN 2002*

NOTES: (a) Certificate B should be completed if the applicant is not the sole owner of all the land to which the application relates and you know who the other owner(s) are. If you do not know the identity of the other owner(s) please complete certificate C or D which can be obtained from the planning department.

(b) "Owner" means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than 7 years, or in case of development consisting of the winning and working of minerals, a person entitled to an interest in the mineral in the land (other than oil, gas, coal, gold or silver).

(c) Whichever is appropriate of the alternatives must be completed. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995

Certificate Under Article 7

(Please complete both Part 1 and Part 2)

CERTIFICATE A

(see note (a))

Part 1

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner (see note (b)) of any part of the land to which the application relates.

Part 2

Agricultural Holdings Certificate (see note (c))

Whichever is appropriate of the following alternatives must form part of the Certificate. Only 1 of the alternatives must be deleted.

- ★ None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- ★ I have/The applicant 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 application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name

Address at which notice
was served

Date on which notice
was served

Signed:

* delete where inappropriate

★ On behalf of:

Date:

NOTES: (a) Certificate A should be completed if the applicant is the sole owner of all the land to which the application relates. If land in other ownership is involved please complete Certificate B overleaf.

(b) "Owner" means a person having a freehold interest or a leasehold interest, the unexpired term of which is not less than 7 years, or in case of development consisting of the winning and working of minerals, a person entitled to an interest in the mineral in the land (other than oil, gas, coal, gold or silver).

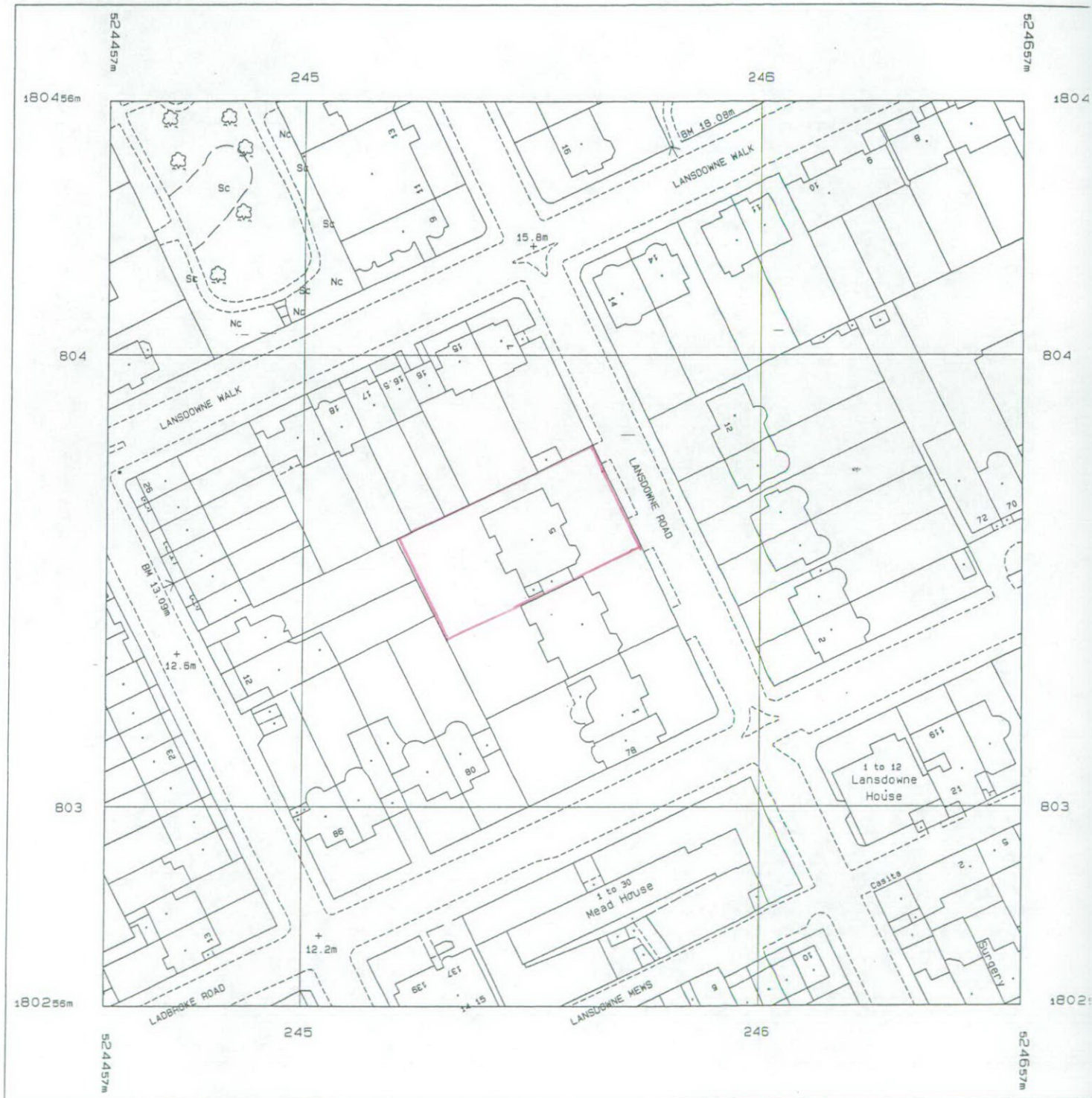
(c) Whichever is appropriate of the alternatives must be completed. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

NEIGHBOUR NOTIFICATION FOR PROPOSED CONSERVATORY

5A LANSDOWNE ROAD, HOLLAND PARK, W11 3AL

79

<u>OWNER'S NAME</u>	<u>ADDRESS NOTICE SERVED</u>	<u>DATE NOTICE SERVED</u>
Mr J Datnow	5b Lansdowne Road	30 January 2002
Mr M Latham	5c Lansdowne Road	30 January 2002
Mr & Mrs Pegum	5d Lansdowne Road	30 January 2002
Mr E Datnow	5e Lansdowne Road	30 January 2002
Mr Uriate	5f Lansdowne Road	30 January 2002
Mr Ullivari	5g Lansdowne Road	30 January 2002
Sir Brian & Lady Shaw	3a Lansdowne Road	30 January 2002
Mrs J Goessens	3b Lansdowne Road	30 January 2002
Mrs K Thirkell	3c Lansdowne Road	30 January 2002
Lord Sainsbury	3d Lansdowne Road	30 January 2002
Mrs K Fleming	3e Lansdowne Road	30 January 2002
Mrs J Young	3f Lansdowne Road	30 January 2002
Dr & Mrs Leong	3g Lansdowne Road	30 January 2002



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: TQ2480SE

The representation of a road, track or path is no evidence of a right of way.

81

SCALE 1:500

LANDOWNE ROAD

Proposed
Conservatory



78

80

86

1 to 30
Mead House

+
12.2m

137

CARTER JONAS

82

APPENDIX B

COPY OF THE AMENDED SCHEME

CARTER JONAS

83

APPENDIX C

COPY OF THE DECISION NOTICE

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

84

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

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

Switchboard: 020-7937-5464
Direct Line: 020-7361-2734
Extension: 2734
Facsimile: 020-7361-3463

28 MAR 2002

My Ref: PP/02/00201/CHSE/
Your Ref: C4479

Please ask for: North Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

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

<u>DEVELOPMENT:</u>	Erection of a single storey timber framed glazed conservatory at rear of building at ground floor level.
<u>SITE ADDRESS:</u>	5A Lansdowne Road, London, W11 3AL
<u>RBK&C Drawing Nos:</u>	PP/02/00201 and PP/02/00201/A
<u>Applicant's Drawing Nos:</u>	PC4479 and photographs dated 01/02/2002.
<u>Application Dated:</u>	20/01/2002
<u>Application Completed:</u>	31/01/2002

RECEIVED
- 4 APR 2002

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

85

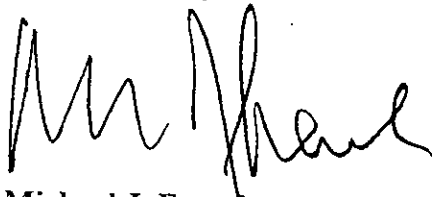
REASON(S) FOR REFUSAL:

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.

INFORMATIVE(S)

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).

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

INFORMATION SHEET

86

When a permission or consent is given it does not convey any approval, consent, permission or licence under any Acts, Byelaws, Orders or Regulations other than those referred to in the permission or consent. Nothing in the permission or consent shall be regarded as dispensing with compliance with such other Acts or Byelaws etc., nor shall the permission or consent be deemed to be an approval, consent, permission or licence thereunder.

In respect of planning permission, your particular attention is drawn to the provisions of the London Building Act, 1930-1939, and the Byelaws in force thereunder and to the Building Regulations 1985 which must be complied with to the satisfaction of the Council's building control officers, whose address, in case of doubt may be obtained from this office.

I would also remind you that the Council's permission does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefits thereof.

Your attention is drawn to applicant's rights arising from the refusal of planning permission or Listed Building Consent, and from the grant of permission/consent subject to conditions, as follows:

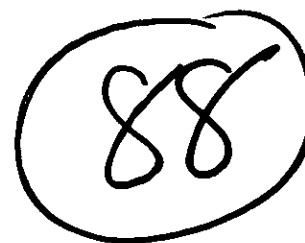
- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse planning permission, Listed Building Consent, or approval for the proposed development; or to grant permission or approval/consent subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and the Regions under the Town and Country Planning Act, 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. (Tel: 0117 372 8930) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of a local planning authority was based on a direction given by him.
- (2) If permission to develop land or Listed Building Consent is refused or granted subject to conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the relevant authority where the land is situated, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990, or Part 1 Chapter III of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 of the Town and Country Planning Act, 1990, or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CARTER JONAS

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APPENDIX D

COPY OF THE RELEVANT UDP POLICIES



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.

CD25 TO SEEK 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

4.3.2a 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.

4.3.2b The policy below is intended to reinforce and enhance the traditional urban pattern of the Royal Borough in a number of ways: *First*;

- By maintaining free movement, particularly of pedestrians, through the streets of the Borough (permeability); *Second*;
- 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; *Third*;
- 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; *Fourth*;
- By preserving and creating those features which contribute to the special character of the Royal Borough.

CD25a TO REQUIRE DEVELOPMENT TO BE PHYSICALLY AND VISUALLY INTEGRATED INTO ITS SURROUNDINGS BY:

a) **PRESERVING EXISTING PUBLIC ROUTES, CREATING NEW ROUTES WHERE APPROPRIATE, AND EXTENDING LINKS TO MAINTAIN A HIGH LEVEL OF ACCESSIBILITY, (See Transportation Chapter)**

j) THE EXTENSION WOULD BREACH THE ESTABLISHED FRONT BUILDING LINE;

k) AN IMPORTANT OR HISTORIC GAP OR VIEW WOULD BE BLOCKED OR DIMINISHED.

89

Conservatories

- 4.4.9 In recent years, conservatories have become an increasingly popular way of adding to domestic accommodation. A small conservatory at garden level at the rear of a property may be considered to be an appropriate garden feature. However, it is important that such proposals fit in with the historic character of the Borough. In considering applications for conservatories their location in relation to the building and garden, their impact on neighbouring properties, their size and detailed design will be considered.

CD42 ~~NORMALLY~~ TO RESIST PROPOSALS FOR CONSERVATORIES IF:

- (a) LOCATED AT ROOF LEVEL;
- (b) LOCATED SIGNIFICANTLY ABOVE GARDEN LEVEL;
- (c) COVERING THE WHOLE WIDTH OF THE PROPERTY;
- (d) LOCATED ON A CORNER SITE;

Side Extensions and Gaps

- 4.4.10 Many streets in the Borough are characterised by the presence of mature rear gardens. This greenery softens the dense urban scene and provides relief and visual interest when viewed from the street through gaps between buildings or when a corner building has an open return frontage. A similar pleasant contrast may occur by a view of the sky or rear elevations of nearby properties. Gaps are often a planned feature of the layout of a Victorian estate. Side extensions may have an unfortunate effect in unbalancing an otherwise symmetrical elevation of a terrace, detached or semi-detached property. Conservation Area Proposals Statements will, where appropriate, identify important gaps and vistas where infilling would be inappropriate. The policy below also applies to free-standing buildings in gaps.

CD43 ~~NORMALLY~~ 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.

(90)

- 4.4.11 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

- 4.4.12 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.

CD44 TO PERMIT ALTERATIONS ONLY WHERE THE EXTERNAL APPEARANCE OF BUILDINGS OR THE SURROUNDING AREA WOULD NOT BE HARMED.

- 4.4.13 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.
- 4.4.13a 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, and The whose significance of these lies in the incremental and cumulative effects which can so easily be detrimental to the local environment.

CD44a ~~NORMALLY~~ 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.

Plant and Equipment

- 4.4.13b Increasingly buildings are incorporating air conditioning, and ventilation equipment, both on new buildings and as alterations to existing buildings. Not only can this equipment be unsightly, but it can cause harm to nearby residents by reason of noise and odours. It is important that all new plant and equipment is incorporated in a sympathetic manner. Ideally they should be incorporated inside the building, and any vents should be located so that they do not cause problems to residents or other occupiers of nearby buildings. Where plant and equipment is to be added to existing buildings, they should be sympathetically located so that they do not cause material harm to the building, or to the amenity of nearby residents. Where appropriate, ~~the use of~~ planning conditions/obligations will ~~normally~~ be used to control the noise levels of new plant and equipment. (See also paragraph 4.3.33 of this chapter).

(91)

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. ~~The Council, therefore, will seek to protect or enhance this by rigorously applying the policies in this chapter to control development in conservation areas. In exercising such control, In particular,~~ careful regard will be had to the content of Conservation Area Proposals Statements.

CD52 TO ENSURE THAT ANY DEVELOPMENT IN A CONSERVATION AREA PRESERVES AND OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA.

CD53 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.**

CD54 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.

(92)

- 4.vii. In order to contribute to London's overall environmental quality, the Council proposes the following strategic policies:

STRAT 5

TO SEEK TO ENSURE THAT ALL DEVELOPMENT PRESERVES AND OR ENHANCES THE RESIDENTIAL CHARACTER OF THE ROYAL BOROUGH.

STRAT 6

TO PROTECT LISTED BUILDINGS AND TO PRESERVE AND OR ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS, AREAS OF METROPOLITAN IMPORTANCE, AREAS OF LOCAL CHARACTER, AND OTHER BUILDINGS OR PLACES OF INTEREST.

STRAT 7

TO PROMOTE HIGH ENVIRONMENTAL AND ARCHITECTURAL DESIGN STANDARDS IN NEW DEVELOPMENTS AND ALTERATIONS AND IN ADDITIONS TO EXISTING BUILDINGS.

STRAT 8

TO PROTECT LONDON'S SKYLINE AND STRATEGIC VIEWS, PARTICULARLY THE STRATEGIC VIEW OF ST PAUL'S CATHEDRAL FROM KING HENRY'S MOUND.

STRAT 9

TO PROTECT THE RIVER THAMES AND ITS SETTING, TO ENHANCE ITS CHARACTER AND AMENITY AND ENSURE THAT THE INTEGRITY OF THE RIVER'S FLOOD DEFENCES IS MAINTAINED.

STRAT 10

TO ENSURE THAT PEOPLE WITH SPECIAL MOBILITY NEEDS HAVE EQUALITY OF PHYSICAL ACCESS THROUGHOUT THE BOROUGH.

STRAT 11

TO PROTECT ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL INTEREST.

CARTER JONAS

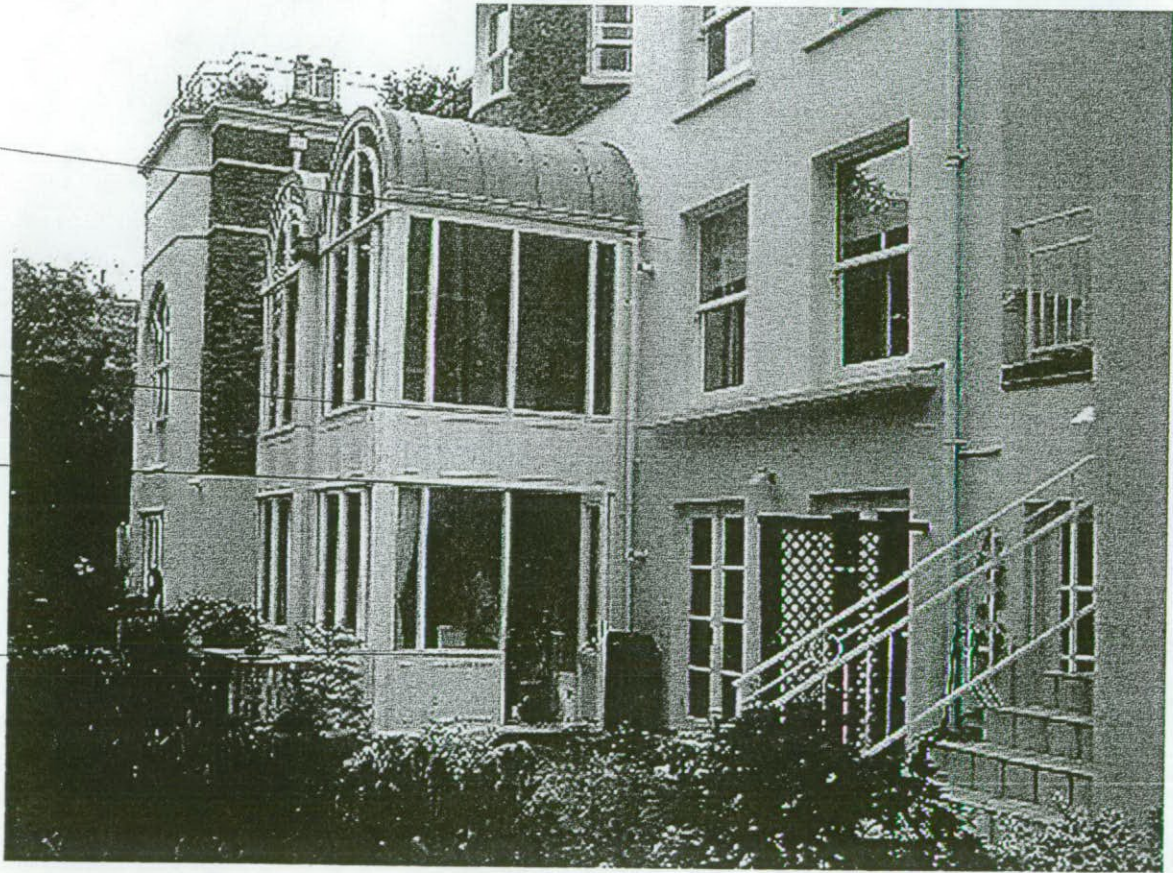
93

APPENDIX E

COPY OF PHOTOGRAPHS OF THE SITE

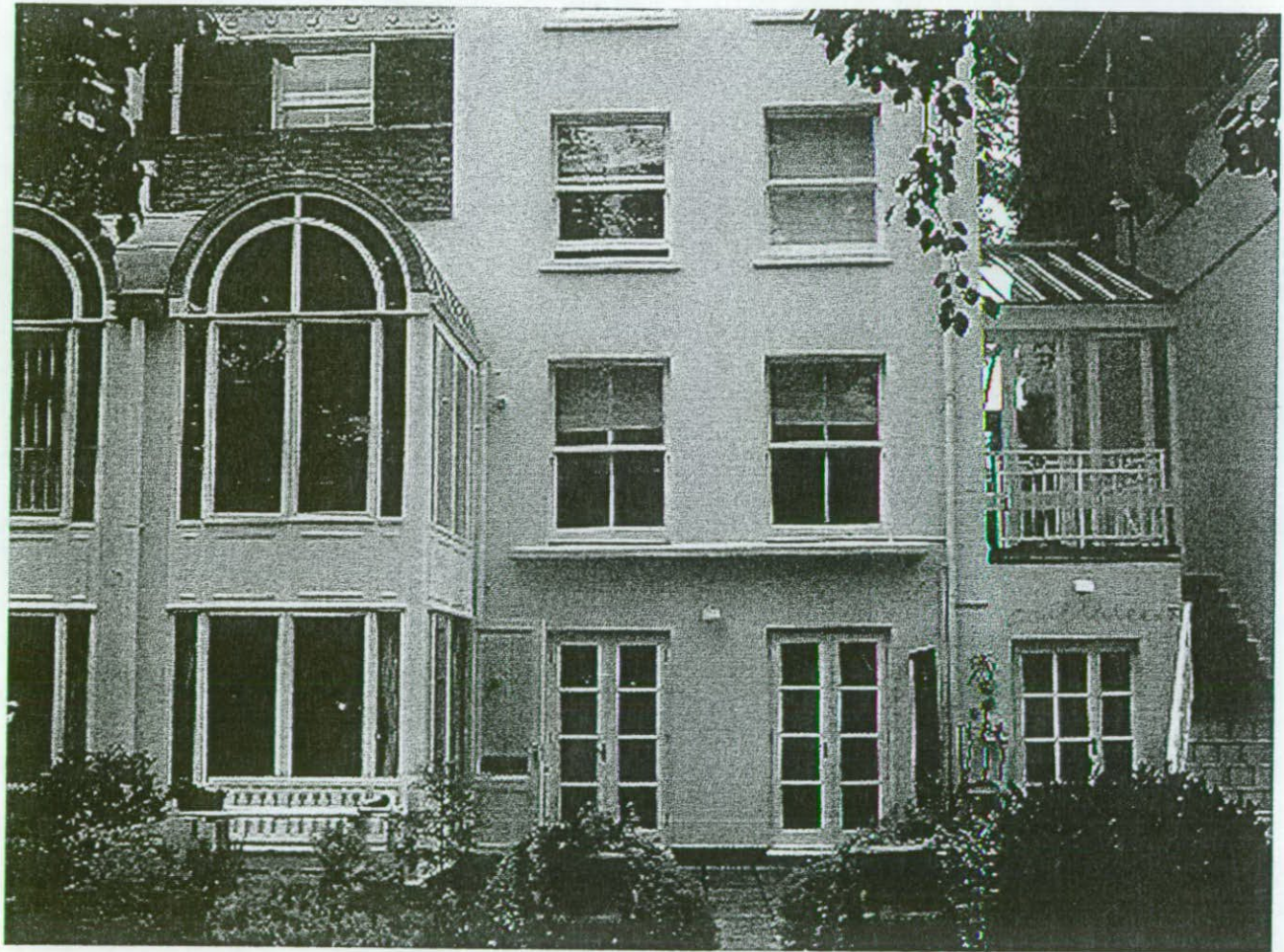
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1785
*
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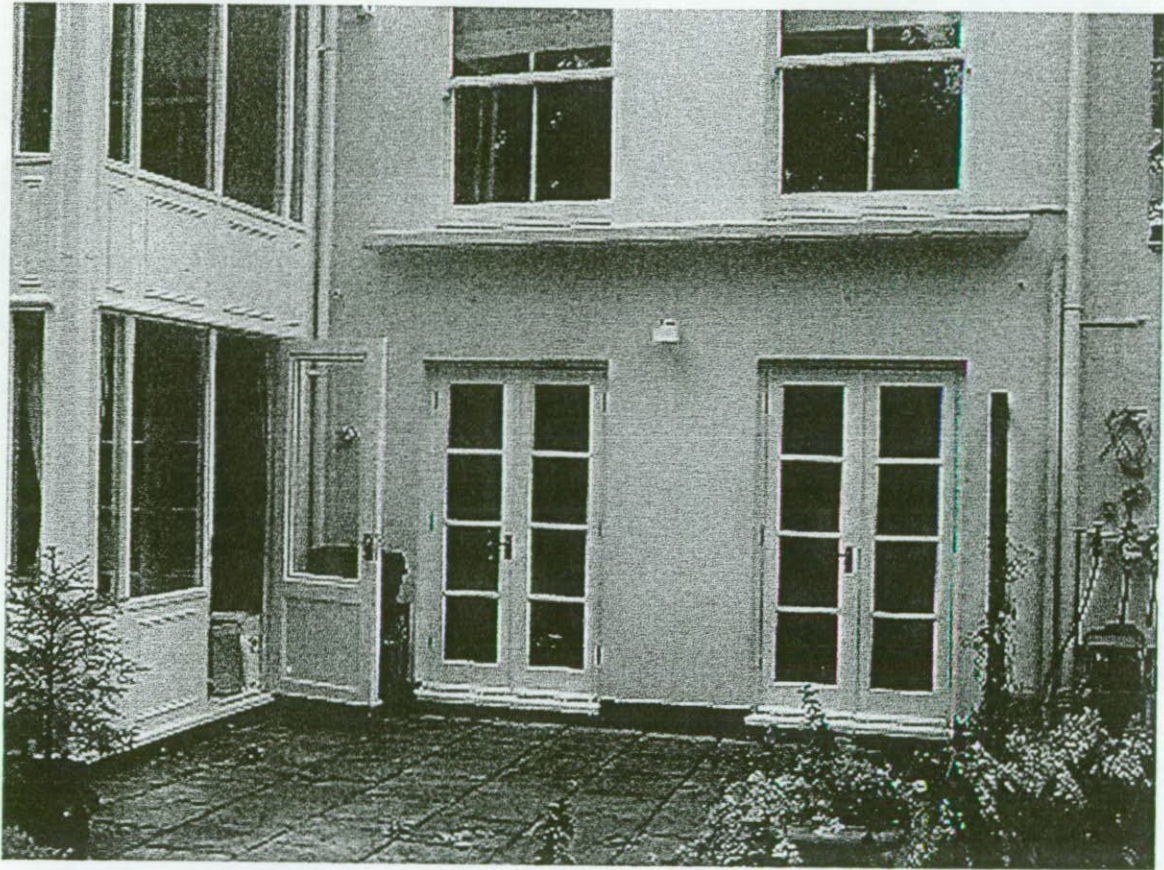
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YLVISAKER WII

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YLVISAKKA WII

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YLVISAKKER WII

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YAVISAUER WII

CARTER JONAS

99

APPENDIX F

AMDEGA BROCHURE

(See enclosed brochure)



The Planning Inspectorate

1W

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

100

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

Your Ref: PP/02/00201/CHSE/
Our Ref: APP/K5600/A/02/1098465
Date: 4 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MRS YLVISAKER
SITE AT 5A LANSLOWNE RD, LONDON, LONDON, W11 3AL

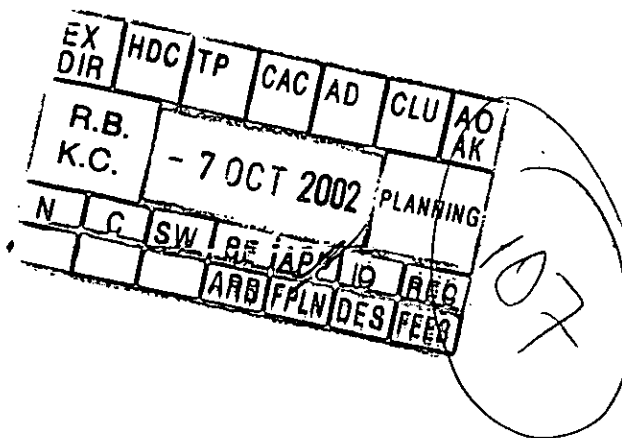
I am writing to tell you that the appeal, reference number APP/K5600/A/02/1098465 has been withdrawn and we will be taking no further action on it.

Yours faithfully

D Shorland

Mr Dave Shorland

208B



LANDSDOWNE PROPERTIES LIMITED

Your Ref: DPS/DCN/PP/02/00201
ODPM's Reference: App/K5600/A/02/1098465
Our Ref: PLW/LJ/C/D

1W
101

BY FAX AND MAIL

Fax Number: 020 7 361 3463
No. of Pages: - 1 -

The Royal Borough of Kensington and Chelsea,
Planning and Conservation Department,
The Town Hall,
Hornton Street,
London, W8 7NX.

17th October, 2002

Attention of: Mr. I. Williams

Dear Sirs,

Notice of Planning Appeal relating to 5A Lansdowne Road, London, W11 3AL.

We write with reference to your letter of 18th September 2002, in connection with the Appeal against the Council's decision to refuse planning permission for the erection of a single story timber framed glazed conservatory at ground floor level at the rear of 5A Lansdowne Road, London, W11 3AL.

As the owners of Flat 5B Lansdowne Road, we believe that if the Appeal were allowed, the erection of the conservatory would have a negative effect on the amenity and privacy at present enjoyed by the occupiers of Flat 5B Lansdowne Road.

Yours faithfully,
For and on behalf of
LANDSDOWNE PROPERTIES LIMITED

Peter L. Watts
Director

EX	HDC	TP	CAC	AD	GLU	AO
DIR						AK
R.B.	21 OCT 2002					PLAZA 38
K.C.						
N	C	SW	SE	APP	IO	REC
				ARB	FPLN	DES FEES

P.O. Box 829, Charles House, Charles Street, St. Helier, Jersey, JE4 0UE Channel Islands.

Telephone: Jersey 01534 768446 International (44) 1534 768446
Facsimile: Jersey 01534 732843 International (44) 1534 732843
e-mail: continental@confinserv.com

LANDSOWNE PROPERTIES LIMITED

102

Your Ref: DPS/DCN/PP/02/00201
ODPM's Reference: App/K5600/A/02/1098465
Our Ref: PLW/LJ/C/D

BY FAX AND MAIL

Fax Number: 020 7 361 3463

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Planning and Conservation Department,
The Town Hall,
Hornton Street,
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As the owners of Flat 5B Lansdowne Road, we believe that if the Appeal were allowed, the erection of the conservatory would have a negative effect on the amenity and privacy at present enjoyed by the occupiers of Flat 5B Lansdowne Road.

Yours faithfully,
For and on behalf of
LANDSOWNE PROPERTIES LIMITED


Peter L. Watts
Director

P.O. Box 829, Charles House, Charles Street, St. Helier, Jersey, JE4 0UE Channel Islands.

Telephone: Jersey 01534 768446 International (44) 1534 768446

Facsimile: Jersey 01534 732843 International (44) 1534 732843

e-mail: continental@confinserv.com

LANDSOWNE PROPERTIES LIMITED

103

Your Ref: DPS/DCN/PP/02/00201
ODPM's Reference: App/K5600/A/02/1098465
Our Ref: PLW/LJ/C/D

BY FAX AND MAIL

Fax Number: 020 7 361 3463
No. of Pages: - 1 -

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Planning and Conservation Department,
The Town Hall,
Hornton Street,
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As the owners of Flat 5B Lansdowne Road, we believe that if the Appeal were allowed, the erection of the conservatory would have a negative effect on the amenity and privacy at present enjoyed by the occupiers of Flat 5B Lansdowne Road.

Yours faithfully,
For and on behalf of
LANDSOWNE PROPERTIES LIMITED

Peter L. Watts
Director

P.O. Box 829, Charles House, Charles Street, St. Helier, Jersey, JE4 0UE Channel Islands.

*Telephone: Jersey 01534 768446 International (44) 1534 768446
Facsimile: Jersey 01534 732843 International (44) 1534 732843
e-mail: continental@confinserv.com*