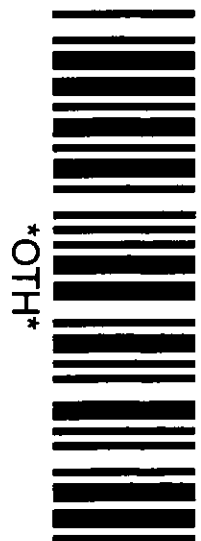


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**OTHER**



# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

### APPLICANT:

Sedley Place,  
68 Venn Street,  
London  
SW4 0AX

APPLICATION NO: PP/02/00073

APPLICATION DATED: 05/11/2001

DATE ACKNOWLEDGED: 14 January 2002

APPLICATION COMPLETE: 10/01/2002

DATE TO BE DECIDED BY: 07/03/2002

SITE: 41A, Portland Road, London, W11 4LH

PROPOSAL: Extension to rear between first and second floors to provide new bathroom.

### ADDRESSES TO BE CONSULTED

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

AS PP/01/2103 (re-submission)

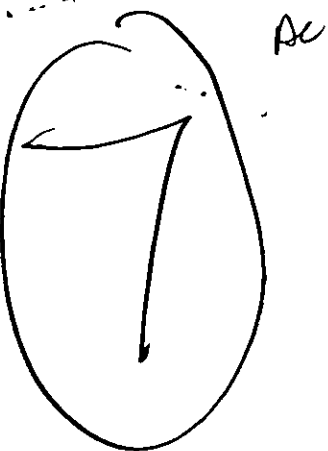
— incl any objections

### CONSULT STATUTORILY

English Heritage Listed Bdgs - CATEGORY: .....  
English Heritage Setting of Bdgs Grade I or II .....  
English Heritage Demolition in Cons. Area .....  
Demolition Bodies .....  
DoT Trunk Road - Increased traffic .....  
DoT Westway etc., .....  
Neighbouring Local Authority .....  
Strategic view authorities .....  
Kensington Palace .....  
Civil Aviation Authority (over 300') .....  
Theatres Trust .....  
National Rivers Authority .....  
Thames Water .....  
Crossrail .....  
LRT/Chelsea-Hackney Line .....  
Victorian Society .....  
DTLR Dept. Transport Loc.Gov.& Regions .....

### ADVERTISE

Effect on CA .....  
Setting of Listed Building .....  
Works to Listed Building .....  
Departure from UDP .....  
Demolition in CA .....  
"Major Development" .....  
Environmental Assessment .....  
No Site Notice Required .....  
Notice Required other reason .....  
Police .....  
L.P.A.C .....  
British Waterways .....  
Environmental Health .....  
GLA - CATEGORY: .....  
Govt. Office for London .....  
Twentieth Century Society .....



jr.  
15/1  
X  
15.

jr.  
15/1.

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 41A Portland Road

41 A PORTLAND ROAD

POLLING DISTRICT F

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

LSC Local Shopping Centre  
AI Sites of Archeological Importance  
SV Designated View of St. Paul's from Richmond  
SNCI Sites of Nature Conservation Importance  
REG 7 Restricted size and use of Estate Agent Boards  
ART IV Restrictions of Permitted Development Rights

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV
2								✓	C	N					✓

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

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

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

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

## 41A PORTLAND ROAD

Property Card N° : 0887 058 00

Sitename :  
Comment :  
TP Arch/History : HISTORY  
See Also :

Xref :  
Notes :

TP 020073

TP No TP/96/0757 Brief Description of Proposal 1 of 6

REPLACEMENT OF EXISTING VALLEY ROOF WITH FLAT TERRACE ROOF;  
BUILDING UP OF REAR PARAPET IN BRICKWORK AND ERECTION OF A NEW  
DOOR HATCH.

Received 25/03/1996	Decision & Date		Appeal
Completd 01/04/1996	Refused	16/08/1996	Lodged
Revised 17/06/1996			Y

TP No TP/96/0758 Brief Description of Proposal 2 of 6

PARTIAL DEMOLITION OF THE EXISTING ROOF.

CONSERVATION AREA CONSENT

Received 25/03/1996	Decision & Date		Appeal
Completd 01/04/1996	Refused	16/08/1996	Lodged
Revised 17/07/1996			Y

TP No TP/96/0759 Brief Description of Proposal 3 of 6

REPLACEMENT OF EXISTING VALLEY ROOF WITH A FLAT TERRACE ROOF;  
BUILDING UP OF REAR PARAPET IN BRICKWORK AND ERECTION OF NEW  
DOOR HATCH.

Received 25/03/1996	Decision & Date	
Completd 01/04/1996	Refused	16/08/1996
Revised 17/07/1996		

TP No TP/96/0760 Brief Description of Proposal 4 of 6

PARTIAL DEMOLITION OF THE EXISTING ROOF.

CONSERVATION AREA CONSENT

Received 26/03/1996	Decision & Date	
Completd 01/04/1996	Refused	16/08/1996
Revised 17/07/1996	CAC	

## 41A PORTLAND ROAD

Property Card N° : 0887 058 00

Sitename :  
Comment :  
TP Arch/History : HISTORY  
See Also :

Xref :  
Notes :

PP 020073

TP No TP/96/0757 Brief Description of Proposal 5 of 6

T&CP ACT 1990 SECTION 78 & SCHEDULE 6.  
APPEAL AGAINST REFUSAL OF PP DATED 16.8.96.

**\*APPEAL ALLOWED\***

Received	Decision & Date	
Completd	Conditional	07/07/1997
Revised		

TP No PP/01/2103 Brief Description of Proposal 6 of 6

ERECTION OF AN EXTENSION TO REAR BETWEEN FIRST AND SECOND  
FLOORS TO PROVIDE NEW BATHROOM AND ERECTION OF A GLASS  
ENCLOSURE AT ROOF LEVEL. (DOLPHIN HOUSE)

Received 11/05/2001	Decision & Date	
Completd 14/09/2001	Refused	24/10/2001
Revised		

> Any Queries Please Phone 0171 361 2199/2206/2015 <  
> Fax Requests (FOA Records Section) 0171 361 3463 <

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

## File Copy

1 2079/2080

020-7361- 2079/2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463



KENSINGTON  
AND CHELSEA

My reference:

Your reference:

Please ask for: Date: 15 January 2002

My Ref: DPS/DCN/PP/02/00073/SG Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: 41A, Portland Road, London, W11 4LH**

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**

**Extension to rear between first and second floors to provide new bathroom.**

**Applicant Mr. R. Jameson, Dolphin House, 41A Portland Road, Holland Park, London W11**

Yours faithfully

**M. J. FRENCH**

Executive Director, Planning and Conservation

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

### WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

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

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

**MEMORANDUM**

13

**TO: FOR FILE USE ONLY**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/02/00073/SG**

**CODE A1**

**Room No:**

**Date: 15 January 2002**

**DEVELOPMENT AT:**

**41A, Portland Road, London, W11 4LH**

**DEVELOPMENT:**

**Extension to rear between first and second floors to provide new bathroom.**

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**



14

THE ROYAL  
BOROUGH OF

# NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

KENSINGTON  
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

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

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

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

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

## SCHEDULE

Reference: PP/02/00073/SG

Date: 18/01/2002

41A, Portland Road, London, W11 4LH

Extension to rear between first and second floors to provide new bathroom.

APPLICANT Mr. R. Jameson,

Front railings  
SG 18/1.



# District Plan Observations CONSERVATION AND DESIGN

Adds

67A Pottery Rd.

Appl. No.

W/02/73/59

L.B.

C.A.

N.C.

Description

Rear 2nd floor extension

Code

12

→ This house may not be part of uniform terrace, but is already further back. Consequently to allow extension for what there is currently no precedent along the terrace would itself set a dangerous precedent.

→ Also would create height or flank elevation that would be detrimental to the overall character of Pottery Lane.

JA.

22-11-02

## REASON FOR DELAY

CASE NO.      /      /     

16

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

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

of.....

I have been unable to ensure that this case has been determined within the 8 week period for the following reason(s) [*highlight – there may be more than one reason!*]

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

Signed..... (Case Officer)



Front Elevation

17

R.B.K.C PLANNING  
Received 14 SEP 2001  
Ex Die HDC TP CAC AD CLU  
AOACK N C SW SE APPEALS  
IC REC ARB F. PLAN CON DES

PP012103



18



Side Elevation

19



Part Rear Elevation

PP012103



SEDLEY PLACE  
68 VENN STREET, LONDON SW4 0AX  
TELEPHONE 020-7627 5777  
FAX 020-7627 5859 ISDN 020-7627 0260

20



1. View from Portland Road towards Pottery Lane.



2. View of end elevation from Pottery Lane.



SEDLEY PLACE  
68 VENN STREET, LONDON SW4 OAX  
TELEPHONE 020-7627 5777  
FAX 020-7627 5859 ISDN 020-7627 0260

21



3. View of side/rear from Prince of Wales Car Park.



SEDLEY PLACE  
68 VENN STREET, LONDON SW4 OAX  
TELEPHONE 020-7627 5777  
FAX 020-7627 5859 ISDN 020-7627 0260

22



4. View from Pottery Lane.



5. View South from rear yard of 41a Portland Road.



SEDLEY PLACE  
68 VENN STREET, LONDON SW4 OAX  
TELEPHONE 020-7627 5777  
FAX 020-7627 5859 ISDN 020-7627 0260

23



6. View from rear yard of 41a Portland Road to rear of properties immediately adjacent in Princedale Road.



7. View of rear of properties in Princedale Road.