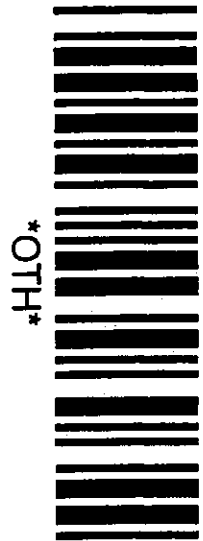


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

7 (New) SWANSCOMBE ROAD

Property Card No: 1062 003 00

Sitename : Queens Arms Public House

Comment :

TP Arch/History :

See Also :

Xref : See development at 72-82 Norland Road

Notes :

PP020901

TP No	Brief Description of Proposal	1	of	7	Adverts & History No
LBAS(A) A - 1939 - NUMBERING CERTIFICATE. NEW PUBLIC HOUSE IN SWANSCOMBE ROAD TO BE NUMBERED NO. 7.					CA 3530

Received	Decision & Date
Completed	
Revised	NO. CERT. 13/07/1972L

TP No	Brief Description of Proposal	2	of	7
TP/97/2055	ERECTION OF FOUR HOUSES WITH OFF-STREET CAR PARKING.			

Received	Decision & Date
05/09/1997	
Completed 11/09/1997	Conditional 31/12/1997
Revised 09/12/1997	

TP No	Brief Description of Proposal	3	of	7
TP/97/2219	DEMOLITION OF EXISTING PUBLIC HOUSE IN CONNECTION WITH ERECTION OF FOUR HOUSES WITH OFF-STREET CAR PARKING.			

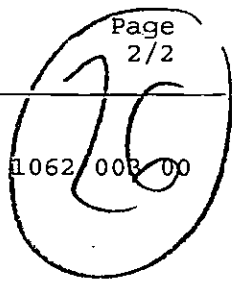
Received	Decision & Date
30/09/1997	
Completed 08/10/1997	Conditional 31/12/1997
Revised 09/12/1997	CAC

TP No	Brief Description of Proposal	4	of	7
OB/98/04	RESIDENTIAL DEVELOPMENT INVOLVING ERECTION OF 4 NEW HOUSES WITH OFF-STREET PARKING AND ASSOCIATED LANDSCAPING			
THIS COUNCIL HAS NO OBJECTIONS TO THE PROPOSALS				

Received	Decision & Date
16/01/1998	
Completed 19/01/1998	Observations 27/03/1998
Revised	

7 (New) SWANSCOMBE ROAD

Property Card No : 1062/008/00



Sitename : Queens Arms Public House
Comment :
TP Arch/History :
See Also :
Xref : See development at 72-82 Norland Road
Notes :

FP 20901

TP No TP/98/1388 Brief Description of Proposal 5 of 7

RESIDENTIAL DEVELOPMENT OF 11 FLATS, TWO HOUSES, WITH
INTEGRAL PARKING AND 9 CAR PARKING SPACES.

Received 16/07/1998 Decision & Date
Completd 16/12/1998 Conditional 23/06/1999
Revised

TP No Brief Description of Proposal 6 of 7

T&CPA 1990 (AS AMENDED BY P&CA 1991)
SECTION 106 AGREEMENT
AFFORDABLE HOUSING FLATS SHALL BE ACCUPIED FOR AFFORDABLE
HOUSING PURPOSES ONLY.

Received Decision & Date
Completd
Revised SEC 106 AGR 23/06/1999

TP No CC/01/1454 Brief Description of Proposal 7 of 7

COMPLETE DEMOLITION OF SHEEPSHANK PUBLIC HOUSE.
(CONSERVATION AREA CONSENT)

Received 22/06/2001 Decision & Date
Completd 02/07/2001 Conditional 21/12/2001
Revised CAC

27

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION

My Ref: PP/02/00901/CaseOfficerC>
Room No:

CODE 6A

Date: 30 April 2002

DEVELOPMENT AT:

Site at 7 Swanscombe Road, London, W11 4SU

DEVELOPMENT:

Construction of residential development of 17 residential units comprising one, two and three bed units and provision for 11 off-street parking spaces. (MAJOR DEVELOPMENT)

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)
6. Town and Country Planning (General Development Procedure) Order 1995 ("Major" development)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

1 2079/2080

020-7361-2079/2080

Switchboard: 020-7937-5464

Extension:

Direct Line:

Facsimile:

020-7361-3463

My reference:

Your reference:

Please ask Date: 30 April 2002

My Ref: DPS/DCN/PP/02/00901/DT

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Site at 7 Swanscombe Road, London, W11 4SU

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

Construction of residential development of 17 residential units comprising one, two and three bed units and provision for 11 off-street parking spaces. (MAJOR DEVELOPMENT)

Applicant Notting Hill Homeownership, Grove House, 27 Hammersmith Grove, London W6 0JL

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

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

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

WHERE TO SEE THE PLANS

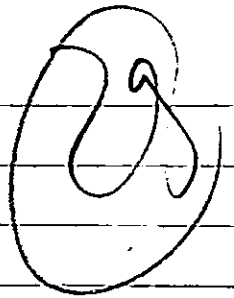
Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

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

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

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

Helena



I bet you've really been looking forward to seeing this one again!

So, here's the fruit of all your discussions!

I enclose the new application + drawings, and a bundle of pre-application stuff in case you need it, plus the old 1998 planning permission file.....

I'd be very grateful for your further comment on this one!

Thanks, Derek 9/5



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RBK&C TRANSPORTATION COMMENTS				
PP Number: 02/901	Address: 7 Swanscombe Road, W11		Date of obs: 8 th May 2002	
Proposal: The construction of a residential development of 17 residential units comprising one, two and three bed units and provision for 11 off-street parking spaces (major development).			Obj	√
			No Obj	
			No Obj subject to Cond's	
			More Info	
File Number As above	Initial Observations	√	Transportation Officer: Richard Tinker	DC Officer: DT
	Full Observations			
	Further Observations			
Supplementary information:				
<p>Comments:</p> <p>The proposal is for the erection of 17 residential dwellings comprising of one, three bedroom flat, seven, two bedroom flats, six one bedroom flats and three, three bedroom houses. Eleven units of affordable housing are included in the dwelling mix. The proposed development is providing 11 off-street parking spaces, including 1 space allocated to disabled parking. The development also proposes an installation of a permanent vehicular footway crossover. In terms of access to public transport, the development is located in a 'poor accessibility' area, as indicated by Map 11 in the UDP (Proposed Modifications).</p> <p>The applicants should be made aware that TR39 of the emergent UDP states '<i>to resist development which would result in any material increase in traffic or parking, or in congestion on the roads or on public transport issues</i>'. This development will effectively increase the traffic and parking on the surrounding roads as well as Swanscombe Road itself.</p> <p>TR46 of the emergent UDP states that we '<i>normally require all new residential development to include adequate off street parking...</i>' and further to this, the explanatory text supplementary to this policy goes on to say that '<i>TR46 refers to all forms of residential development: including new build; redevelopment; changes of use; and conversions</i>'. The proposed plans indicate that the provision of 11 off-street parking spaces.</p> <p>The council's standard for Car Parking for affordable housing is 0.66 spaces per unit, as the proposed development is providing 11 affordable housing units, therefore 7 parking spaces are required for these units. One space per non-affordable housing flat or house is required. The proposed development therefore needs to provide a total of 14 parking spaces, which includes a disabled parking space.</p> <p>The proposed plans indicate that access to the site will be from two crossovers on</p>				

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Swanscombe Place. The proposed plans indicate that there will be a new crossover constructed to enable access to the private courtyard. The applicants should show the existing and proposed access and how the proposals affect street furniture, existing on-street parking, existing and proposed kerblines in order to effectively assess the changes to the public highway and parking scenario in Swanscombe Place.

The proposed plans show that the applicants have accounted for secure bicycle storage facilities in the car park. Although this satisfies council's policy (TR27) on the provision of bicycle storage for new residential developments, it should be made clear that we seek one stand per unit.

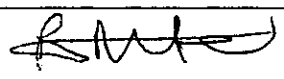
It is noted that the applicants have also provided for disabled parking and the Access Officer should comment on such facilities for disabled drivers.

On balance I object to the proposed development based on the grounds that it;

- Does not provide enough car parking spaces combined with the fact that it is located in a 'poor accessibility' area.
- **For the application to proceed, please note, I will need more information on the existing and proposed crossovers (as outlined above) to determine if any residential parking will be lost.**

Relevant transportation policies: TR39, TR46, TR27

Recommendation: Objection / More Information

Signed: 

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

NOTICE OF A PLANNING APPLICATION

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

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

- (a) for development of land in or adjacent to a Conservation Area.
(f) for development defined as "major" development.

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 Ladbrooke 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/02/00901/DT

Date: 10/05/2002

Site at 7 Swanscombe Road, London, W11 4SU

Construction of residential development of 17 residential units comprising one, two and three bed units and provision for 11 off-street parking spaces. (MAJOR DEVELOPMENT)

APPLICANT Notting Hill Homeownership,

① please call
 ② Pass to JT
 13/5
 33

1 Torriano Mews
 London NW5 2RZ
 www.avantiarchitects.co.uk
 aa@avantiarchitects.co.uk
 f +44 020 7284 1555
 t +44 020 7284 1616

The London Borough of Hammersmith and Fulham
 Planning Application,
 Environment Department
 The Town Hall Extension,
 King Street
 London W6 9JU

10th May 2002

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		13 MAY 2002			PLANNING	
N	C	SW	SE	APP	NO	REC
				ARR	PLN	DES FEES

Dear Mr Finlayson

No 7 Swanscombe Road, W11
 (Your ref: 98/01643 Property ref 01110311400070000)

I refer to our telephone conversation with regards to the above property and our planning application submission to The Royal Borough of Kensington and Chelsea on behalf of our client, Notting Hill Home Ownership.

As you are aware a small portion of our development site falls within the London Borough of Hammersmith & Fulham (see attached drawing no 0112-P- GA 14) and as such a consultative planning application would also need to be submitted to your department.

We are therefore writing to submit a formal planning application to your department.

We enclose relevant filled in forms and the requisite number of drawings together with a supporting text. We also enclose a copy of our application for and relevant correspondence with the Royal Borough of Kensington and Chelsea. We draw your attention to our letter to RBKC with regards to the Application fee, also copy attached, which indicates the fee requirements for both applications.

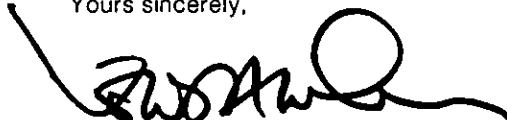
Directors
 John Allan
 MA/Edin
 BA Hons Dip Arch
 MA/Sheff Architect
 Richard Barton
 BA Hons
 B Arch Hons/Incl RIBA
 John Cooper
 BA Hons
 Dip Arch/Cantab RIBA
 Justin De Syllas
 AA Dip MSc/UCL RIBA
 Geraldine O'Riordan
 B Arch/UCD RIBA
 Associate
 Claudia Bloom
 BA Hons/Sheff
 Dip Arch Hons/PNL RIBA

Avanti Architects Limited
 Registered in England
 under the Industrial and
 Provident Societies Act 1965
 Registration 23270R

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We shall be grateful if you will confirm the application has been formally registered and advise us when it may be expected to be put up for consent. Please contact us immediately if there are any further items of information you require.

Yours sincerely,



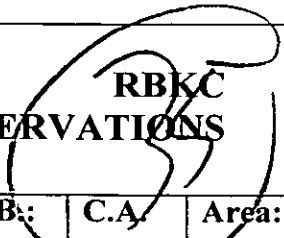
John Allan

List of enclosures:

1. A copy of the written description of the scheme
2. Filled in appropriate forms
3. A copy of drawing issue sheet
4. 4x copies of scaled drawings
5. A copy of the accommodation schedule
6. Copy of Correspondence with RBKC
7. Copy of our Planning Application to RBKC
8. Copy of RBKC's acknowledgement of the receipt and completion of the application

CC Mr N Lane, Mr S Bhola Notting Hill Home Ownership
 Mr Derek Taylor The Royal Borough of Kensington & Chelsea

CONSERVATION AND DESIGN OBSERVATIONS



Address: 7 Swanscombe Road, W 11	App. No.: 02/0901	D.C. Officer: DT	L.B.: -	C.A.: 2	Area: N
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Description: Construction of residential development of 17 units of varying sizes, parking and landscapling	Code: N
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Comments:

This submission appears to have taken on board majority of my pre-application advice in townscape and conservation terms. The proposal represents one possible way of developing this fringe location site given the physical constraints present. This 'corner' location can, in my view, take development of this scale. The layout responds to the urban grid of the location. The scale of the block (following the reduction in height) now also addresses the limitations presented by the proximity of the residential development to the east.

Given that it is some distance away from the listed buildings in St. Ann's Villas and due to the existence of the intervening buildings it will not now have a detrimental effect on their setting.

The design is of high quality modern idiom and presents geometry, modelling and details of interest. A lot will depend on the actual materials, finishes and the quality of landscaping. These should be conditioned carefully.

Helena Benes

17/5/2002 

Robert Wade
33 St Ann's Villas
London, W11 4RT
(020) 7602 4331
07711 009 127 (mobile)

① Ack ② DT 36

14th May, 2002

Mr Michael French and Mr Derek Taylor
RBKC:Planning and Conservation
The Town Hall
Hornton Street, London W8 7NX

Dear Messrs French and Taylor,

RE: Proposed major development at 7 Swanscombe Road, London W11 4SU

Your Ref: DPS/DCN/PP/02/00901/DT

I am writing to object in the strongest terms to the above mentioned planning application, the details of which I have reviewed in the Planning Office. I outline below my specific objections against the criteria mentioned on your notice form.

1. Scale, appearance and impact.

The development proposed would have a hugely negative impact on both our home and the neighbouring area. Its scale and size is completely out of proportion to surrounding buildings within the block, as is the density of the housing proposed.

Scale and density

The proposal is for 17 units, or around 60 - 70 people, within a relatively small plot. The Organ Factory is a single family dwelling, as are 3 Swanscombe Road, 33 and 31 St Ann's Villas. The new Coach House at 5 Swanscombe Rd is a commercial building. Some of the houses in St Ann's Villas have been converted into flats but where this is the case, there is only a very small number of units. The addition of such a dense population within the block would have an extremely negative impact on an area where neighbours are on first name terms, there are annual gatherings at Christmas and other regular neighbourly contact. The planning application refers to the proximity of the Edwards Woods Estate and notes that the proposed development looks there for reference. This is a totally inappropriate reference. Swanscombe Road - an unusually wide street due to the 90 degree parking on the Northern side - the large forecourt of the shops at street level, and the play area behind the site mark a clear boundary, both physical and psychological, to the Estate. The character of the block is completely different from that of the Estate, and I object wholeheartedly to a development which effectively extends the Estate beyond its current boundaries and into our block.

Appearance

The appearance of the development proposed has the further effect of bringing an ugly Estate feel right to the borders of a low density, friendly, Conservation Area characterised by mostly single family homes, and traditional housing styles. In comparison to the recently built Coach House, whose style of construction makes a positive impact on the Swanscombe Road streetscape, the proposed development is ugly, comprising a mishmash of styles and materials which will not complement the area, and which will not age gracefully.

Size

The size of the proposed development is also completely out of proportion to the surrounding buildings. Although the Organ Factory's roof is quite high, most of that height comprises a steeply pitched roof. It is in any case an historical anomaly within the block, and does not represent the scale of more recent developments. Behind our property, the roof of the new Coach House is significantly lower than that of the proposed development (while I believe it to be higher than originally planned). The modern pub that stood on the site was of a single storey, and the other new development along the western edge of the block is much lower than the proposed development. Again, for us and our neighbours, the development proposed would have a disastrous impact.

In addition to our strong objections to the development proposed, we are also extremely concerned about the precedent that allowing such a development would set for any future developments in the block.

2. Effect upon a Conservation Area

Whilst I understand the site for the proposed development is outside the Norland Conservation area, it sits immediately on its borders. For that reason, I feel most strongly that the development proposed should be reviewed in terms of its impact on that Conservation area. For all the reasons discussed above, I believe that that impact on the Norland Conservation Area would be strongly negative.

3. Effect upon the setting of Listed Buildings

The houses on St Ann's Villas are listed buildings, and I understand the Organ Factory also to be a listed building. The proposed development would have a substantially negative impact on the setting of these buildings, for the reasons discussed above and below.

4. Traffic, access and parking

This is a major issue in the area, and the proposed development will be disastrous for traffic, access and parking. St Ann's Villas is already a busy street with both local and cut through

traffic. The junction of St Ann's Villas and Swanscombe Rd/St James's Gardens is already dangerous with the traffic island etc. A large increase in the traffic coming into and out of Swanscombe Road will further congest traffic and, I believe, increase the perils to drivers and pedestrians.

The development proposes 11 off street parking spaces. This is obviously fewer than the number of units, so there will be a huge increase in pressure for residents' parking spaces in the area. RBKC reduced the number of residents' bays in the area in the last couple of years to make way for more Pay and Display spaces. There are currently 4 RBKC residents' bays in Swanscombe Rd, in pretty much constant use, clearly the pressure for these would become intolerable with a large number of new residents competing for those spaces.

5. Sunlight and daylight, Overlooking and loss of privacy.

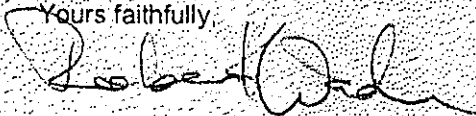
I am extremely concerned about the impact the proposed development will have on light and privacy at our property. In terms of daylight, the building proposed will block huge areas of open sky – and therefore daylight – from our property at all levels, and will also block direct sunlight into our rear windows and garden at certain times of the day. This will be a huge detriment to our enjoyment of our property and I express the strongest possible objections.

The proposed development will overlook our property at all levels. Although the development claims that only 'utility' rooms will face towards St Ann's Villas, these include kitchen windows. In fact, kitchen windows are used extensively for viewing throughout the day while preparing food, etc. This will result in a major loss of privacy for us. The 'penthouse' apartment also features a balcony which will look directly into our rear windows. This profound loss of privacy through overlooking by the proposed development is totally unacceptable.

A further amenity issue raised by the scale and density of the proposed development is security. We believe that the security of our and neighbouring properties, and personal security in the surrounding area, will be compromised should the development proposed go ahead.

In summary, I object in every respect to the proposed development, principally because of its size, scale, appearance and outlook over our property. We would welcome a residential development on a smaller scale more in keeping with the character and appearance of the adjoining Conservation Area, and which did not compromise our enjoyment of daylight, sunlight, and privacy at our property. I would be happy to discuss this with you in person or by telephone, and I will be contacting you for information about the next steps in the planning process.

Yours faithfully,



Robert Wade

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Fax to: RBKC Planning
& Conservation

73613463

Development Control
North

From: Mrs Wade

re: 7 Swanscombe Rd

Susan Wade
33 St Ann's Villas
London, W11 4RT
(020) 7602 4331
07711 009 127 (mobile)

14th May, 2002

Mr Michael French and Mr Derek Taylor
RBKC Planning and Conservation
The Town Hall
Hornton Street, London W8 7NX

Dear Messrs French and Taylor,

RE: Proposed major development at 7 Swanscombe Road, London W11 4SU

Your Ref: DPS/DCN/PP/02/00901/DT

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