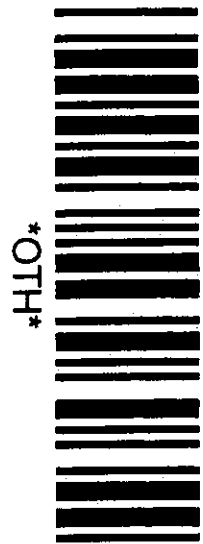


ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



\*OTH\*

Ref no. 2002/1161/P

203  
56

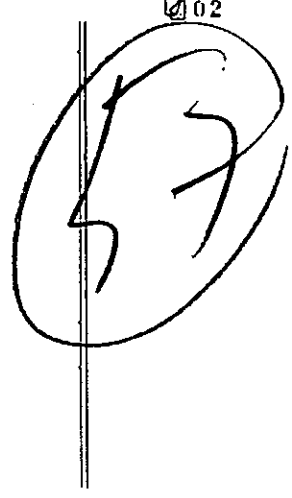
● T. Mrs Poydniakova, live in 38 Swanscombe House  
My windows <sup>are</sup> facing new development at 7 Swans-  
combe Road. When I bought this flat in 1987  
surveyors told me, that ~~would~~ no building taller  
than 2 floor building is going to be put there.  
And now is it turned out 5-storey building is  
going to be built in front of my windows. I object  
it, and all people who live in Swanscombe  
House, who's window facing Swanscombe Road.  
We are very, very unhappy about this and  
ask not to put building higher than 3-storey.

T. Poydniakova and occupants of  
Swanscombe House.

7 Shanscombe rd

W11

11.6.02



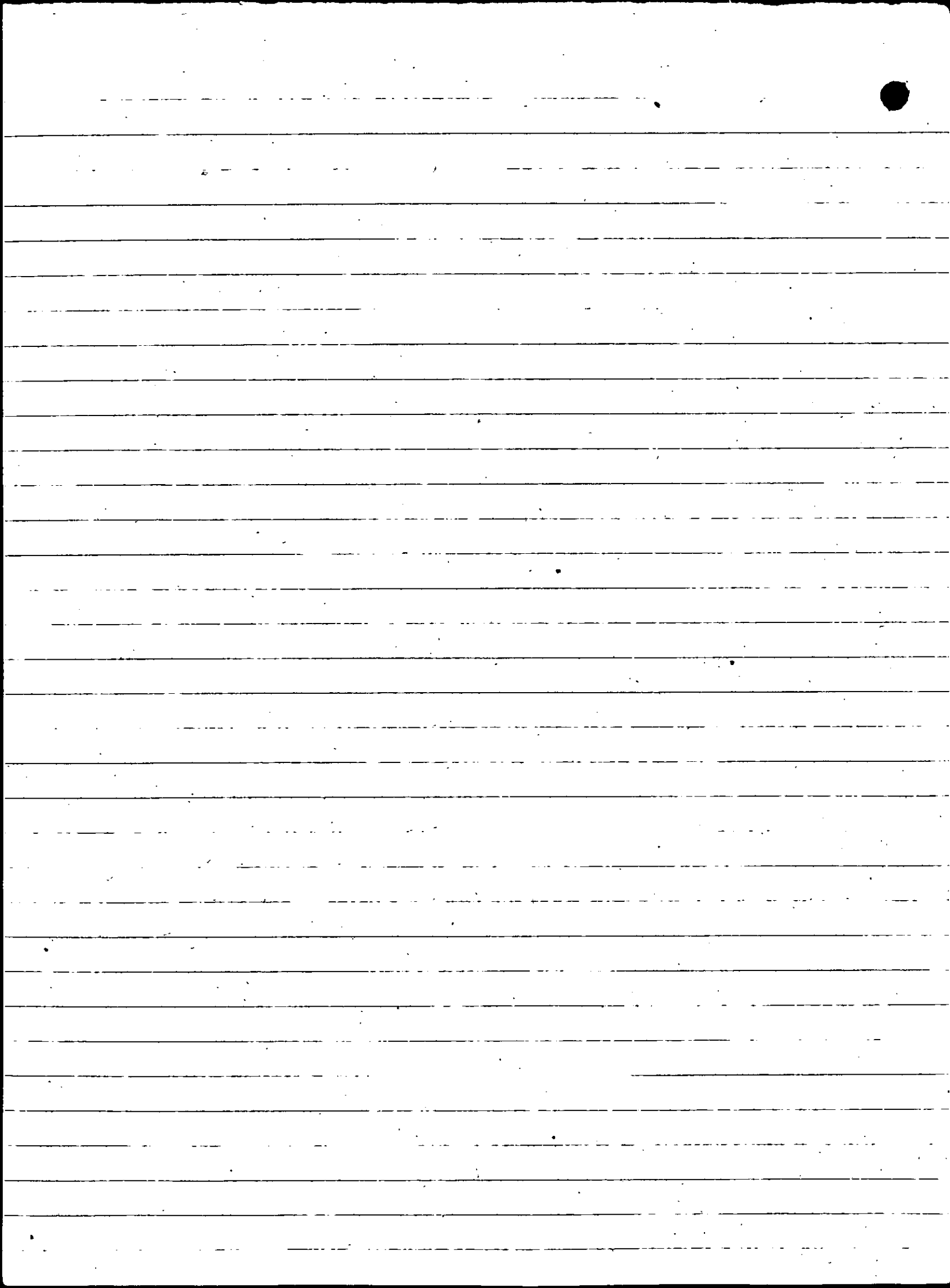
## ① For discussion - Details

- Gatehouse block (coach house)  
6m not 7m  
- implications? - solutions?
- boundary treatment - fencing, conditions?
- Extend covered bay
- Obscured glazing
- Gate height under arch / security

## ② The fundamental objections

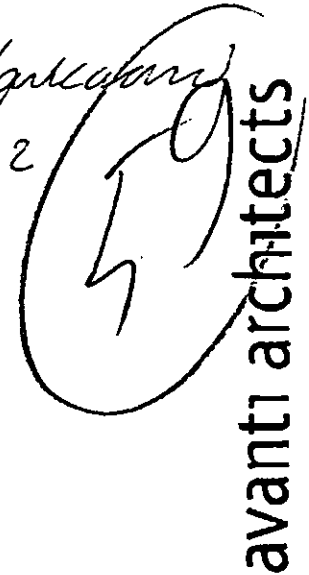
A) Us - Density + HIZ

B) Residents - bulk + sunlight



to Mr D. Taylor  
of TRB K & C  
fax 0207 361-3463  
project NBF Swanscombe  
Rd

from Kajam Lakshmanan  
date 11-07-02  
page 1 of 4  
cc



avanti architects

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

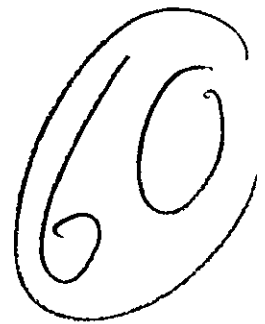
ORIGINAL &  
DRAWINGS TO BE DESPATCHED  
BY MIDDAY FRIDAY 12<sup>th</sup> July

Roads  
Kajam

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	12 JUL 2002				PLANNING	
K.C.						
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEES

reference

avanti architects



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 London NW5 2RZ  
 www.avantiarchitects.co.uk  
 aag@avantiarchitects.co.uk  
 f +44 020 7284 1555  
 t +44 020 7284 1616

Mr. Derek Taylor  
 Royal Borough of Kensington and Chelsea  
 Planning and Conservation  
 The Town Hall  
 Hornton Street  
 London  
 W8 7NX

11<sup>th</sup> July 2002

Dear Mr. Taylor

**New Development at 7 Swanscombe Road, W11**  
**your Ref. DPS/DCN/PP/O2/00901**

Thank you for meeting with us regarding the above application and the lodged objections from two of the neighbouring properties. It was noted that there are justifications in considering the comments received from the adjoining owners at no 3 (Mr & Mrs Lamont) Swanscombe Road.

The issues were discussed and the following were recorded:

Directors  
 John Allan  
 MA/Edin  
 BA Hons Dip Arch  
 MA/Sheff Architect  
 Richard Barton  
 BA Hons  
 BA Arch Hons/Nick: RIBA  
 John Cooper  
 BA Hons  
 Dip Arch/Cantab RIBA  
 Justin De Syllas  
 BA 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 232702

- 1 The footprint of the neighbouring coach house on Swanscombe Road is shown as 7 m deep (Avanti Architects drawing no 0112-GA02, Site and Ground Floor Plan). The depth is now measured to be 6 m. This will be corrected and re issued for inclusion in the planning file.
- 2 The depth of the new link block on Swanscombe Road is 7 m. This is 3 m less than the current approved scheme and therefore an improvement as far as the neighbouring property is concerned.
- 3 The windows to the south elevation of the link block have a marginal overlooking disposition. It was agreed that these windows would be amended to take this issue into consideration. It may be noted that the existing coach house has a window and 3 nos. velux windows directly overlooking the forecourt at no 3.
- 4 The existing party wall/fence between the two properties was discussed. It was reported that mutually suitable security measures had already been

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- discussed between the two parties and that a party wall surveyor has been appointed. It was agreed that the issue was not a planning matter. It was however recorded that any agreed wall or fencing to be constructed or installed above 2 m will need to be passed on to the planners for their comments and considerations.
- 5 The request for a roof over the first parking space next to the refuse enclosure was discussed. It was agreed that this was not a planning issue and that the planners would prefer to see the courtyard parking as open and unencumbered as possible. It was agreed that this issue was also for resolution between the neighbouring parties.
- 6 It was confirmed that the glazing to screens to the communal lift lobby from first floor upward is obscured glass. A sample of the proposed material will be presented to the Planning Department in due course.
- 7 Mr & Mrs Lamont regarded the existing heights of the gates and railings to be less than necessary for security and asked for these to be raised to the underside of the first floor slab. This was seen to be excessive and not beneficial. It was however agreed that the security railings and gates could be raised to the level of the window heads at ground level.
- 8 Mr and Mrs Lamont have raised concerns over the possible overlooking onto their property from the south-east corner of the terrace to flat 11 at 4<sup>th</sup> floor of the Swanscombe Road Block. It was agreed that an exclusion zone designated *For Services Only* and separated by a railing to the same height as the parapets could be incorporated in the design to keep the occupants away from this corner.

You also reported that the residents at no 33 St Ann's Villas have also registered objection on grounds of loss of daylight to their new basement development and have adversely commented on the scale and the style of the development. The issue of daylight impact has been discussed with the residents concerned during your visit to their property when you explained that the development has no impact whatever as regards to loss of daylight to their property. With regards to the scale and style of the development, as you know this has been exhaustively discussed in our pre-application consultations, and it may again be noted in the context of Conservation Area consideration that the borough's conservation officer has approved the proposed development.



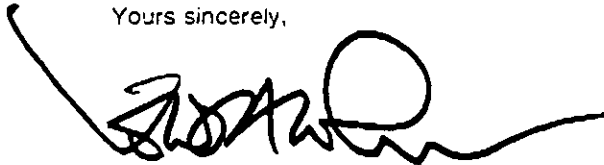
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In accordance with the above the following revised drawings are issued for inclusion in the planning file and to assist the compilation of the Planning Report to the Planning Committee:

- |    |                 |                            |
|----|-----------------|----------------------------|
| 1. | 0112-GA02 rev A | Site and Ground Floor Plan |
| 2. | 0112-GA03 rev A | First Floor Plan           |
| 3. | 0112-GA04 rev A | Second Floor Plan          |
| 4. | 0112-GA06 rev A | Fourth Floor Plan          |
| 5. | 0112-GA08 rev A | North/East Elevations      |
| 6. | 0112-GA09 rev A | South/West Elevation       |

Yours sincerely,



John Allan

CC	Mr N Lane, Mr S Bhola	Notting Hill Home Ownership
	Ms Sara Dawes	London Borough of Hammersmith & Fulham

**Taylor, Derek: PC-PlanSvc**

---

**To:** susan.denham@bbc.co.uk  
**Subject:** Ward Councillors - Norland Ward

63

Here are the details for your Ward Councillors; Cllr. Lindsay may still be 'finding his feet' having been elected only in May this year, however Cllrs Walker-Arnott and Tomlin are both very experienced in planning matters - I know Cllr. Tomlin has served on the Planning Services Committee in the past, and Cllr. Walker Arnott may have done so too although before my time at K&C.

Cllr. David Lindsay  
26 Avondale Park Gardens  
London W11 4PR

e-mail - Cllr.Lindsay@rbkc.gov.uk

Cllr. Ernest P. Tomlin  
43 Wallingford Avenue  
London W10 6PZ

e-mail - Cllr.Tomlin@rbkc.gov.uk

Cllr. Richard Walker-Arnott, D.L  
27 Finstock Road  
London  
W10 6LU

e-mail - Cllr.Walker-arnott@rbkc.gov.uk

Although none of your Ward Councillors are serving on the Planning Services Committee at the moment, clearly they know and are in regular contact with the members of the Committee and will regularly raise Ward matters with them. They will also write in to us and object to planning applications, particularly where there is local interest in them.

As I explained yesterday evening all Committee meetings are free for anyone to attend and listen to the discussion, but if you wish to take 5 mins to speak to the Committee personally then you can do so by prior arrangement with our Director's assistant, Phillippa Down, who can be contacted on 020-7361-2944. I suggest that you don't telephone her yet as it's not certain that the application will go to the next Committee, 23rd July, yet - I will contact you on Friday by which time I will know for certain if it is on the July agenda or not.

Derek Taylor  
Area Planning Officer

**French, Michael: PC-GrpSvc**

**From:** French, Michael: PC-GrpSvc  
**Sent:** 12 July 2002 16:56  
**To:** 'Richard Walker-Arnott'  
**Subject:** RE: 7 Swanscombe Road

64

Dear Councillor Walker-Arnott,

PP/02/0901: Construction of residential development of 17 residential units comprising 1, 2 & 3 bed units and provision of 11 off-street parking spaces.

Further to your e-mail of 12 July, please accept my apologies for this oversight; I will forward details of the application to you by courier this evening. The application is due to be considered by the Planning Services Committee on 23 July and is recommended for conditional planning permission. Any comments you may like to submit will be reported to the Committee and will be reported in the pre-Committee memorandum. I would be grateful for the return of the drawings in due course.

Lesley Jones,  
Head of Development Control,  
For the Executive Director, Planning and Conservation.  
020 7361 2004

-----Original Message-----

**From:** Richard Walker-Arnott [mailto:whatnots@lineone.net]  
**Sent:** 12 July 2002 15:37  
**To:** Michael French  
**Subject:** Fw: Planning Applications list of 10 May

Dear Mr French

Am I right to think that you have not yet sent me the details of the application at 7 Swanscombe Road? I can find no electronic or paper record of having seen them and responded about them.

Regards

RWA

----- Original Message -----

**From:** Richard Walker-Arnott  
**To:** Michael French  
**Cc:** Cllr.Phelps@rbkc.gov.uk  
**Sent:** Monday, May 13, 2002 5:30 PM  
**Subject:** Planning Applications list of 10 May

Dear Mr French

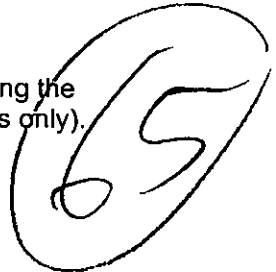
I would be grateful if you would in due course let me have details of the following application in the Norland ward:

no 02/00901 7 Swanscombe Road.

May I congratulate you on getting the new polling districts into your system, and on putting the whole list in alphabetical order of polling districts - a great time saver! (Copy to BP re this only).

Regards

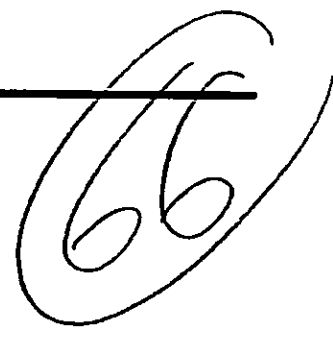
RWA

A handwritten signature consisting of the number '65' enclosed within a hand-drawn oval.

## Taylor, Derek: PC-PlanSvc

---

**From:** Taylor, Derek: PC-PlanSvc  
**Sent:** 15 July 2002 15:11  
**To:** 'sara.dawes@lbhf.gov.uk'  
**Subject:** Swanscombe Road



Dear Sara,

Well, it was a little tight at the end but I did manage to get 7 Swanscombe Road onto our Committee agenda for 23rd July 2002, with a recommendation to approve subject to a 106.

I attach as a 'Word' document a copy of the Committee Report, which I hope has not lost formatting in its transfer from our applications system to Word to Outlook!



7SwanscombeRd.rep.  
doc

As for your own application 2002/1161/P regarding LBHF's corner of the site, I understand that is going to your Committee on 5th August?

I have your request for Observations regarding your application; assuming our Committee grant the case on 23rd then we will send you a "Raise No Objection" letter asap after the 23rd; I have already prepared the paperwork. Of course, if our Committee defer or refuse the case on 23rd, then I will let you know immediately as this would rather complicate things!

Do let me know if you need anything more from me.

Derek Taylor  
Area Planning Officer  
Kensington & Chelsea

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



LHDC (Developments) Ltd.,  
Nightingale House,  
1-7 Fulham High Street,  
London SW6 3JH

Switchboard: 0171-937-5464  
Direct Line: 0171-361-2082  
Extension: 2082  
Facsimile: 0171-361-3463

My reference: TP/98/01388 Your reference:

Please ask for: North Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**

**Permission for Development (Conditional) (DP1)**

The Borough Council hereby permit the development referred to in the under mentioned schedule subject set out therein and in accordance with the plans submitted, save in so far as may otherwise be required with the plans submitted, save in so far as may otherwise be required by the said conditions. Your attention is drawn to the enclosed information sheet.

**SCHEDULE**

**DEVELOPMENT:** Residential development of 11 flats, two houses, with integral parking and 9 car parking spaces.

**SITE ADDRESS:** 7 SWANSCOMBE ROAD, KENSINGTON, W.11

**Council's Reference No:** TP/98/01388

**Drawing Nos:** TP/98/1388/F  
**Applicant's drawing(s) No(s).** SWR/01B, /02B, /03B, /04B  
and /05A

**Application Dated:** 16/07/1998

**Application Completed:** 16/12/1998

**Application Revised:** 16/12/1998

**FULL CONDITIONS, REASONS FOR THEIR IMPOSITION AND INFORMATIVES ATTACHED  
OVERLEAF**

A handwritten signature or set of initials, possibly '68', enclosed within a hand-drawn oval shape in the top right corner of the page.

**CONDITIONS AND REASONS FOR THEIR IMPOSITION**

69

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**

*Reason* As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

- (a) the materials to be used on the external faces of the building(s)
- (b) the design and external appearance of the building(s), at scale of 1:50
- (c) details of windows, external doors, window and external door heads, balconies and gates at scale 1:20
- (d) the treatment of the open land within the site including hard and soft landscaping
- (e) any proposed walls, fences, or railings
- (f) the provision to be made for the storage and disposal of refuse.
- (g) bicycle storage accommodation.
- (h) the layout, location, surface treatment and method of construction of car parking spaces 4, 5 and 6 as shown on the approved plans.

**(C011)**

*Reason* - The particulars hereby reserved are considered to be material to the acceptability of the development, and the local planning authority wishes to ensure that the details of the development are satisfactory. (R011)

3. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**

*Reason* - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

4. **All areas of render shall be smooth finished and painted in a colour to be submitted and approved in writing by the Executive Director, Planning and Conservation.**



*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R.072)*

70

5. **No demolition pursuant to this permission shall commence until a contract for the carrying out of the building operations hereby permitted has been completed. (C069)**

*Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual amenity of the area. (R069)*

6. **Notwithstanding the provisions of Article 3, Schedule 2, and Part 1 of the Town and Country Planning General Development Order 1995, no external alterations shall be carried out or extensions constructed to the premises the subject of this permission without the prior approval in writing of the Local Planning Authority. (C070)**

*Reason - To ensure a satisfactory standard of external appearance, and to safeguard the visual and residential amenities of the area. (R.069)*

7. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level. (C077)**

*Reason - To safeguard the appearance of the area (R077)*

8. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the local planning authority (C085)**

*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R.086)*

9. **The whole of the car parking space shown on the drawings hereby approved shall be provided before the dwellings are occupied and the spaces shall be permanently retained for use in connection with the residential use of the dwellings and for no other purpose (C026)**

*Reason - To prevent obstruction of the surrounding streets and safeguard the amenity of the area(R026)*

10. **The garage accommodation hereby permitted shall be available at all times for car parking and shall not be adapted for living, commercial, or other purposes(C028)**

*Reason - To prevent obstruction of the surrounding streets and safeguard the amenities of the area. (R.026)*

11. **Full particulars of the method(s) for protection of those trees to be retained, as indicated on Drawing No. SWR 01 B, shall be submitted to and approved in**