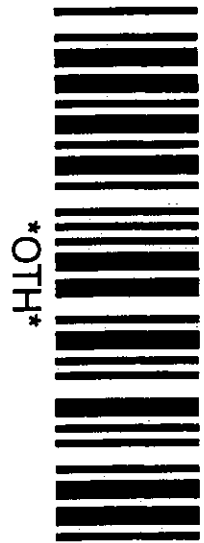


ROYAL BOROUGH
OF
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



OTH

writing by the local planning authority before the development commences, and the protection so approved shall be provided before the commencement of development and maintained for the duration of building and other operations on site (C022)

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R.020)

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

12. **All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting**
-

season with others of similar size and species, unless the local planning authority gives its written consent to any variation (C018)

Reason - To protect the amenity of the area (R018)

13. **No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the local planning authority (C023)**

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R.020)

14. **No excavations or change in ground levels shall take place within the canopy of the Sycamore tree situated in the South-western corner of the site.**

Reason - To ensure that the trees are adequately protected and to safeguard the amenities of the area. (R.020)

INFORMATIVES

1. In making your submission of details under Condition 2, you are requested to consider the recessing of the top floor at the southern end of the block on the Norland Road frontage in order to improve the amenity value of the adjoining communal garden in terms of improved light and reduced sense of enclosure.
2. The provision of separate kitchens to Flats 4 and 8 would be preferred.
3. Planning Permission is hereby granted for the development **as shown on the approved drawings** and subject to the Conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, **may require further permission**. You are advised to consult the Directorate of Planning Services before commencing work. (I09)
4. Your attention is drawn to the **Conditions** of this Permission and to the Council's powers of **enforcement**, including the power to serve a Breach of

Condition Notice under the Town and Country Planning Act 1990, as amended
(I10)

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

5. Your attention is drawn to the Chronically Sick and Disabled Persons Act, 1970 and the Disabled Persons Act 1981 which place on developers and their representatives an obligation to provide easy access for the disabled. In the case of development for office, shop or factory purposes or for buildings or premises to which the public are admitted, you should refer to the Code of Practice for Access for the Disabled to Buildings BS 5810:1979. In the case of university, college or school buildings, you should refer to Design Note 18 "Access for the Physically Disabled to Educational Buildings". (I.14)

6. Your attention is drawn to the Statutory provisions relating to **projections over the public highway**. Doors and windows close to the edge of the public footway must be designed to open inwards. Projections over the highway of any kind are only approved in exceptional circumstances. The Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW (0171-373-6099) can give further advice. (I26)

7. You are advised to consult the Director of Waste Management and Leisure, Council Offices, Pembroke Road, W8 6PW on the provision of **facilities for the storage and disposal of refuse**. There is a code of practice available and advice can also be given on certain aspects of industrial and commercial waste as well as household waste. The Council operates a trade refuse service on a rechargeable basis. (I29)

8. **Demolition and building works** are subject to the Environmental Protection Act, 1990, and appropriate controls over methods, screening, and protection of site, noise, or hours of work, may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I30)

9. The **Naming and Numbering Legislation** requires that premises display their street number, and no name or number other than that formally assigned may be displayed. Requests for the assignment of names and numbers to new development should be made to the Executive Director of Planning & Conservation, Town Hall, Hornton Street, W8 7NX well in advance of the completion of the building. (I39)

10. You are advised that this planning permission relates only to that part of the site which lies within the Royal Borough of Kensington and Chelsea.

-
11. The Council hereby **GRANTS CONSENT** under Section 184 of the **Highway Act 1980** for the construction of a vehicular **pavement crossover**.
-

The crossover will be constructed by the Council's Director of Highways and Traffic upon a receipt of a written request and payment of a deposit. The total cost of the work may include the cost of making good any existing redundant crossovers. An estimate of the cost can be obtained from the Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW (0171-373-6099). It should be noted that sunken crossovers will not normally allowed. (I23)

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

12. In granting this permission the Council has had regard to **Planning Obligation(s)** under Section 106 of the Town and Country Planning Act 1990 as amended. (I08)
-

13. **Separate approval** for the works hereby granted planning permission may be required by the Building Act 1984 and the Building Regulations 1991, and the grant of planning permission does not imply that such approval will be given. The Director of Building Control, Town Hall, Hornton Street, W8 7NX should be consulted before works commence. (I21)

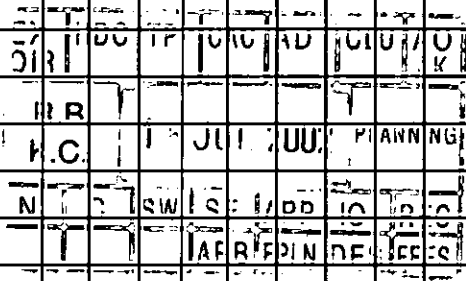
14. The development hereby permitted must comply with the **Highways Acts**. The Director of Highways and Traffic, Council Offices, 37 Pembroke Road, W8 6PW should be consulted on the positioning of buildings in relation to the highway, points of vehicle access and the width of the highway. (I24)

Yours faithfully,

M. J. French
Executive Director, Planning and Conservation

AVANTI ARCHITECTS LTD		JOB NO: 0112		SHEET NO 1 Planning Application Issue															
DRAWING REGISTER & ISSUE SHEET		JOB TITLE: 7 SWANSCOMBE ROAD LONDON W11																	
NO	DRAWING TITLE	Scale	Sheet Size	DATE OF ISSUE															
				Tick or revision letter															
				19/04/02	24/04/02	03/05/02	11/07/02												
GA01	Location & Site Plan	1:500	A2	/	/	/													
GA02	Ground Floor & Site Plan	1:100	A2	/	/	/	A												
GA03	First Floor Plan	1:200	A2	/	/	/	A												
GA004	Second Floor Plan	1:100	A2	/	/	/	A												
GA005	Third Floor Plan	1:100	A2	/	/	/													
GA006	Fourth Floor Plan	1:100	A2	/	/	/	A												
GA007	Roof Plan	1:100	A2	/	/	/													
GA008	Elevations North & East	1:100	A1	/	/	/	A												
GA009	Elevations South & West	1:100	A1	/	/	/	A												
GA010	Street Elevations	1:500	A1	/	/	/													
GA011	Typical Elevational Treatment	1:50	A1	/	/	/													
GA012	Sections	1:100	A1	/	/	/													
GA013	Light Angle Studies	1:200	A2	/	/	/													
GA014	Site Plan as Existing	1:200	A3	/	/	/													
Additional Information 2 copies of each attached																			
GA015	Site Photographs	N/A	A2	/	/	/													
GA016	Sun Path & Shadow Studies	N/A	A4	/	/														
GA017																			
GA018																			
GA019																			
GA020																			
GA021																			
GA022																			
GA023																			
GA024																			
ISSUED TO				PURPOSE a Requested by b For Info Only c For Records d For Comment e Approval/Planning OF ISSUE f For Measurement g For Tender h For Contract Issue k For Construction															
				e	e	g	e												
				NO OF COPIES SENT															
NHHO				2			2												
A.L. SMITH				2			2												
BRAND LEONARD				1			1												
PLANNING				4	2		4	7											
BUILDING CONTROL																			
CONTRACTOR / TENDERER							2												

76



Revised
Plans

EX DIR	HDC	YP	CAC	AD	CLU	AO
P.B.	15 JUL 2002		PLANNING			
K.C.	N	C	SW	SE	APP	REC
		ARB		EPLN		DES FEES

1 Torriano Mews
London NW5 2RZ
www.avantiarchitects.co.uk
aa@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

11th July 2002

DT
COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

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.

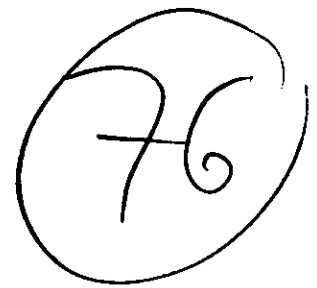
The issues were discussed and the following were recorded:

- 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

Directors
John Allan
MA/Edin
BA Hons Dip Arch
MA/Sheff Architect
Richard Barton
BA Hons
B Arch Hons/Ncle 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

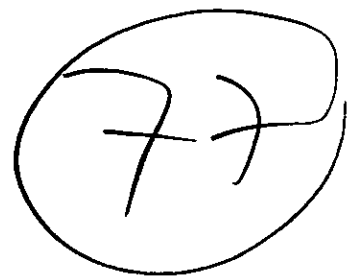
OFFICE PLEASE
TO THE
COUNCIL



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 4th 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.



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,

A handwritten signature in black ink, appearing to read 'John Allan', is written below the closing text.

John Allan

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

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. K. Lankarani,
Avanti Architects,
1 Torriano Mews,
LONDON, NW5 2RZ.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

17 July 2002

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: EDPC/MJF/PP
02/0901

Your reference:

Please ask for: Mr. French

Dear Mr. Lankarani,

7 Swanscombe Road, W.11.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 23 July 2002 at the Town Hall in Committee Room 1 at 6.50 p.m. on the above application.

An objector to the application has requested to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

In the event of only the objector appearing, he/she will be given an opportunity to state his/her objections and answer any questions asked by Members relating to the proposals. With regard to the applicant/agent, he/she will be allowed to make a short summary address of the proposals and be prepared to answer any questions raised by Members of the Committee.

Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mrs. S. Denham,
33 St. Anns Villas,
LONDON, W11 4RT.

Switchboard: 0171-937 5464

Extension: 2944

Direct Line: 0171-361 2944

Facsimile: 0171-361 3463

17 July 2002

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: EDPC/MJF/PP
02/0901

Your reference:

Please ask for: Mr. French

Dear Mrs. Denham,

7 Swanscombe Road, W.11.

I am writing to inform you that arrangements have been made for you to attend and address the Planning Services Committee on 23 July 2002 at the Town Hall in Committee Room 1 at 6.50 p.m. on the above application. I would be grateful for a brief statement of the points you wish to raise.

The agent for the application has also been invited to attend and address the Committee. In order to avoid deferrals caused by either or both invited parties not attending, I am hereby advising you that should either party fail to attend or provide adequate reasons for non-attendance, the Committee will proceed to determine the application. You may of course bring photographs etc. if you consider that they help to illustrate your case more clearly. Your representation to Committee will be limited to five minutes only. Upon arrival, you are advised to make yourself known to the Committee Administrator seated within the Committee meeting room.

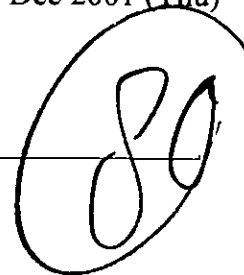
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Should you have any queries regarding either the arrangements made or this letter, I would be grateful if you would contact my secretary in the first instance.

Yours sincerely,

M. J. French,
Executive Director, Planning and Conservation.

DT

**French, Michael: PC-GrpSvc**

From: French, Michael: PC-GrpSvc
Sent: 18 July 2002 15:41
To: Cllr-Phelps
Cc: Taylor, Derek: PC-PlanSvc
Subject: RE: 7 Swanscombe Road

Councillor Phelps: This is on Committee next week recommended for approval. A copy of the report has been sent to Councillor Walker-Arnott for his information and/or comment. There has been one request by an objector to speak at the Committee and this has been agreed.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

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

From: Cllr-Phelps
Sent: 15 July 2002 19:55
To: Michael.French@rbkc.gov.uk
Cc: Walker-Arnott, Richard (E-mail)
Subject: RE: 7 Swanscombe Road

Please keep me in the loop. Thanks

BP

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

From: Richard Walker-Arnott [mailto:whatnots@lineone.net]
Sent: 15 July 2002 15:38
To: Michael.French@rbkc.gov.uk
Cc: David Lindsay; Ernest Tomlin; Barry Phelps
Subject: Re: 7 Swanscombe Road

Dear Mr French

Thank you for the drawings, seeing which makes me very much regret your oversight.

I have some questions, answers to which I would like before I formulate my comments for the 23 July committee.

Conservation area policy requires "exceptional circumstances" before the council will permit demolition of a building within a conservation area. What were the exceptional circumstances enabling demolition of The Sheepshank?

There was a previous permission (two or three years ago) for a smaller but already substantial development there. Was that also NHHT? If not, who?

What are the conditions with which your officers are recommending approval?

How many objections were there (I know there were more than three)? Did NHHT discuss their plans with neighbours and Norland Conservation Society before finalising them?

I look forward to hearing from you.

RWA

81

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

From: Michael.French@rbkc.gov.uk
To: whatnots@lineone.net
Sent: Friday, July 12, 2002 4:56 PM
Subject: RE: 7 Swanscombe Road

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

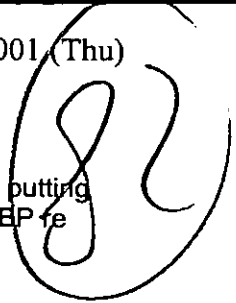
----- Original Message -----

From: [Richard Walker-Arnott](mailto:Richard.Walker-Arnott)
To: [Michael French](mailto: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 EP re this only).

Regards

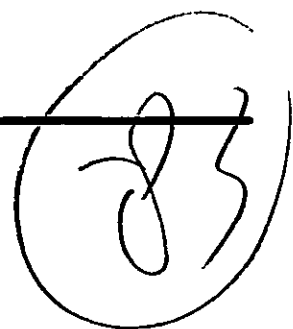
RWA

The Royal Borough of Kensington and Chelsea

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Taylor, Derek: PC-PlanSvc

From: Andrew Lamont [andrew@lamontart.freemove.co.uk]
Sent: 19 July 2002 09:52
To: Derek.Taylor@rbkc.gov.uk
Subject: Re: 7 Swanscombe road



Dear Derek,

Thank you for your reply. I am available at the time you said so do pop around. I was wanting your view as to whether I should speak at the meeting anyway. If Sue Wade does not have a strong case to object it is possible more damaging that the committee here her - however professional she is - that someone who will be directly affected.

Look forward to seeing you later.

Andrew

On 18/7/02 7:51 pm, "Derek.Taylor@rbkc.gov.uk" <Derek.Taylor@rbkc.gov.uk> wrote:

> Dear Andrew,
>
> I think you have found the changes - they were not going to delete the fifth
> floor; only the Planning Committee or an Inspector on appeal are going to
> get them to do that!
>
> I was hoping to try to get up on Friday afternoon to take a couple of pics
> of Swanscombe Road - shall I pop in and see you? It would be about 4.30/4.45
> ish?
>
> I'm in a meeting all morning but I'll give you a call on your mobile early
> afternoon if you haven't e-mailed me earlier.
>
> Derek
>
> P.S Susan Denham (Wade) at no.33 has put her name down to speak to the
> Committee next week. If you want her to make any points on your behalf, do
> let her know!
>
> -----Original Message-----
> From: Andrew Lamont [mailto:andrew@lamontart.freemove.co.uk]
> Sent: 18 July 2002 12:23
> To: derek.taylor@rbkc.gov.uk
> Subject: 7 Swanscombe road
>
>
> Dear Derek,
>
> I went in to the Planning Office reception and looked at the revised plans
> this morning. I will value your clarification because the only changes I
> can see are:
>
> 1 Redesign of rear elevation to gatehouse to reduce overlooking. It was
> not clear whether the building had been reduced to six metres or not. If
> not then the extra projection is not acceptable. I assume the windows
> nearest us for the stairwell will be obscured.
> 2 Replacement of fifth floor balcony of penthouse flat on Swanscombe Road
> with a services area. What is to prevent this from being used by flat
> owners?
> 3 No change to Flats on fifth floor or lift shaft position.
>

> I note what you told Sue about them not wanting to alter their position for the bike store or the height of the main gate. Our request was that we did not have a car below our balcony making a noise at inconvenient times and to reduce looking up from that position. A covered parking space would be okay.



> I looked at the sun and shadow studies and was horrified to see that on 21st June at 18.00 we will not get any sun in our courtyard at all. We currently enjoy unrestricted sun once it has passed Norland house. Too loose all sunlight cannot be acceptable. Their fifth floor must go.

> I am available on Friday afternoon for a meeting here or at your offices. To discuss things I have missed and how to proceed to protect our amenities.

> Thank you for your involvement in this.

> My mobile number is 07976 961152 if you cannot get me by email, as I will be out Friday morning.

> Yours

> Andrew

> *****

> The Royal Borough of Kensington and Chelsea

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> *****

French, Michael: PC-GrpSvc

From: French, Michael: PC-GrpSvc
Sent: 19 July 2002 14:04
To: 'Richard Walker-Arnott'; French, Michael: PC-GrpSvc
Cc: Cllr-Phelps; Ernest Tomlin; David Lindsay
Subject: RE: 7 Swanscombe Road

DT
ES
start you

Dear Councillor Walker-Arnott,

Thank you. Your comments will be copied to members of the Planning Services Committee of 23 July. I have asked that your queries be replied to.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

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

From: Richard Walker-Arnott [mailto:whatnots@lineone.net]
Sent: 18 July 2002 18:55
To: Michael French
Cc: Cllr.Phelps@rbkc.gov.uk; Ernest Tomlin; David Lindsay
Subject: 7 Swanscombe Road

Further to your email of 12 July, and the copy of the officers' report to committee, here are my comments for distribution to the committee please.

Regards

RWA

Planning application at 7 Swanscombe Road W11.

I do not like this proposed development in the Norland Conservation Area. My principal reason is that it does not respect the character of the Area. The proposal is more akin to the buildings of the Edward Woods Estate, close by but in Hammersmith. The tower blocks of this 60s/70s development dominate this part of the Conservation Area to an unfortunate degree but I think we have all learnt to live with that. It is however rubbing in that dominance in a quite unnecessary way to import the style into the Conservation Area itself. The architects justify this by reference to the "fault line" between architectural styles at the edge of the Area and officers appear to have accepted that argument. I think that the architects are entitled to take a detached view of whether this site between two areas of different architectural style should be filled with a building reflecting one style or the other. I think that we (the ward councillors, the members of the planning committee and our officers) should all take a partial view, encouraging development within our Conservation Area which is consistent with the rest of the Area, and discouraging that which is not. It is after all our Conservation Area. Furthermore, I have always understood that much of the appeal of Conservation Areas lies in consistency and harmony of many small details, even though an Area may contain no single building of especial merit, and that much enforcement effort is devoted to preserving that consistency. And this Area contains listed buildings close at hand, in St Ann's Villas.

If it is argued that the existing consents are also for buildings which do not reflect the style of their potential neighbours in the Conservation Area I would say that they were for much smaller developments, and accordingly the inconsistency would be less damaging.

The size and very high density of this development is another reason for my concern. The officers' report says, at para 4.4, that "an unnecessary 'VERY HIGH DENSITY' alone would not normally be a reasonable ground for refusal of planning permission unless accompanied by material harms, such as to townscape or amenity". My argument is that there is material harm to townscape, by virtue of the importation within the Conservation Area of a type of townscape which is foreign to it.

Finally, I would draw attention to para 6.1, which acknowledges that there are three issues which might justify a refusal, but which are considered "on balance" not to do so. How many more near misses are needed to add up to grounds for refusal?

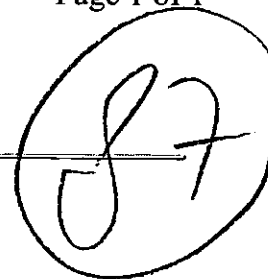
In order to be sure that these comments are received in time to be distributed to the committee I have written them before I have received answers to some of the questions I put to officers earlier in the week. (If there had not been a two month delay in sending me details of this application there would not be such haste). Perhaps the committee would ask for the answers.

Q1. Conservation area policy requires "exceptional circumstances" before the council will permit demolition of a building within a conservation area. What were the exceptional circumstances enabling demolition of The Sheepshank? (I wanted to be able to judge whether this application meets the requirements which we set before we allowed the building which previously occupied the site to be demolished).

Q2. Did NHHT discuss their plans with neighbours and Norland Conservation Society before finalising them?

RWA

17.7.02

**Taylor, Derek: PC-PlanSvc**

From: French, Michael: PC-GrpSvc
Sent: 19 July 2002 14:05
To: Taylor, Derek: PC-PlanSvc
Subject: FW: 7 Swanscombe Road

Derek:

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

From: French, Michael: PC-GrpSvc
Sent: 19 July 2002 14:04
To: 'Richard Walker-Arnott'; French, Michael: PC-GrpSvc
Cc: Cllr-Phelps; Ernest Tomlin; David Lindsay
Subject: RE: 7 Swanscombe Road

Dear Councillor Walker-Arnott,

Thank you. Your comments will be copied to members of the Planning Services Committee of 23 July. I have asked that your queries be replied to.

M. J. French,
Executive Director, Planning and Conservation.
020 7361 2944

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

From: Richard Walker-Arnott [mailto:whatnots@lineone.net]
Sent: 18 July 2002 18:55
To: Michael French
Cc: Cllr.Phelps@rbkc.gov.uk; Ernest Tomlin; David Lindsay
Subject: 7 Swanscombe Road

Further to your email of 12 July, and the copy of the officers' report to committee, here are my comments for distribution to the committee please.

Regards

RWA



Derek Taylor
Planning Department
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
LONDON W8 7NX

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Your ref :
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Direct fax : 020 8357 5050
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7 August 2002

Dear Derek

7 SWANSCOMBE ROAD, W11 - APPLICATION NO: PP/02/00901/MAJD

Further to our conversation I confirm that we wish for Committee to determine the scheme in its current basis at the next available date, which I believe is 3 September 2002.

We entirely concur with paragraph 6.1 in your report. Most particularly we believe that the scheme will add valuable housing to the stock in the Royal Borough and in planning terms there are "insufficient grounds in each case (planning issues) to justify a refusal".

We understand from you that an amended scheme of 15 dwellings might find favour with Committee. We will not revise the application on this basis for the following reasons:

- The loss of much needed housing in the borough, particularly affordable family accommodation – your policies S2, S13, S14, S15, S16, H2, H3
- Housing need – the loss of two units will reduce the Council's access of nominations. The Council houses some priority homelessness cases in expensive temporary accommodation at a cost to Council taxpayers. The loss of two units would mean the Council continuing to fund this at a possible extra charge to taxpayers of £30,000 per annum.
- There is grant aid funding for the affordable housing. If two units were lost these funds would be returned to the Housing Corporation and would not necessarily return to the Royal Borough.
- The loss of 2 units would increase the unit cost of the residual 9 units. We would have to seek revised financial approvals and increased grants to reflect the higher average cost. There is no guarantee that this would be forthcoming. If it were not then our options would be:
 - To reduce the affordable housing to below 9 units and increase the market sale units – a further loss of affordable housing – see financial consequence

above;

- o alternatively sell the site for private sale housing and return all the grant monies to the Housing Corporation.

A consequence of this last point may be that a private developer submits a scheme of less than the 15 dwelling threshold for affordable housing. Therefore there is a prospect of the Council having no affordable housing on the site with the consequential housing and financial costs to the borough.

I apologise that these were not the brief bullet points but in summary we will not revise the scheme because:

- it has appreciable planning, townscape and housing merits in its own right
- on balance the planning merits of the scheme outweigh the demerits (we strongly believe an Inspector will uphold this)
- the housing and financial costs to the Royal Borough outweigh the planning demerits.

We very much hope Committee will be able to approve the scheme on the submitted basis.

Yours sincerely

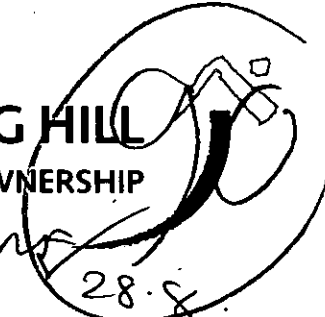
Steve Rawlings
Head of Project Management

① Derek @ Pass to DT.

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**NOTTING HILL
HOME OWNERSHIP**



(25)

28.8

Mr Derek Taylor
Planning Department
Royal Borough of Kensington & Chelsea
Town Hall
Hornton Street
London W8 7NX

Our ref : P&NB/NL
Your ref :
Direct line : 020 8357 4454
Direct fax : 020 8357 4459
Email : nlane@nhhg.org.uk

23 August 2002

Dear Derek

RE: 7 SWANSCOMBE ROAD, W11 - APPLICATION NO: PP/02/00901/MAJD

I write further to Steve Rawlings letter to you of 7th August 2002. In reviewing the scheme we confirm that we do seek for Committee to determine the current application at the 3rd September meeting.

Our architects, yourselves, together with NHHO have applied a considerable amount of imagination and energy into the proposals. Our proposals are guided and endorsed by the Royal Boroughs planning policies, together with RBKCs published Housing Strategy 2001-2004 Strategic Aim 1 – "To meet housing need by promoting the supply of affordable housing in all tenures".

The submission addresses the complexity of the site to present an attractive, well designed building with spacious living accommodation appropriate for its client group and meets our business objectives of providing affordable shared ownership housing – in this case 11 units – for local, first time shared ownership buyers, as nominated by RBKC in line with Housing Strategy objectives. The scheme is funded and approved by the Housing Corporation to meet RBKC criteria.

We are in agreement with the Conclusion of your report (6.0 & 6.1) that in planning terms there are insufficient grounds to justify a refusal and as such permission should now be granted.

Following your meeting with Avanti Architects and Mike Brookes on 1st August our response to the architectural, and massing queries are as follows:

Space Standards

The scheme is designed primarily to fulfil Notting Hill Home Ownership's space standard requirements, which are advised by Housing Corporation guidelines and funding regulation. These standards also comfortably fulfil the requirements of the Royal Borough of Kensington & Chelsea as indicated in the UDP Chapter 13 Table 3.1. It is therefore quite



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